

GIS REGISTRY INFORMATION

SITE NAME: Grafton, Village Property (former Mike's Sports Cards), *Former Freke Olds*

BRRTS #: 0346262260, 02462707 246000260

COMMERCE # (if appropriate): 58

CLOSURE DATE: 01/24/1997

STREET ADDRESS: 12th Avenue and Washington Street

CITY: Grafton

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 686064 Y= 318403

CONTAMINATED MEDIA: Groundwater Soil Both

OFF-SOURCE GW CONTAMINATION >ES: Yes No

IF YES, STREET ADDRESS 1: same

GPS COORDINATES (meters in WTM91 projection): X= 686080 Y= 318398

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): Yes No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= 686080 Y= 318398

CONTAMINATION IN RIGHT OF WAY: Yes No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties

County Parcel ID number, *if used for county*, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, *if required for SI*. (8.5x14' if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*

GIS PACKET for 2 BRRTS numbers 03-46-262260

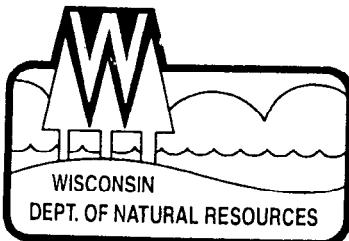
Checklist of Documents for GIS Registry Packet 02-46-270758

WI DNR, Bureau for Remediation and Redevelopment, PUB-RR-688

(Include with closure request – please assemble in this order. This checklist applies to closure requests for sites with groundwater exceeding ch. NR 140 standards and/or soil contamination exceeding ch. NR 720 generic or site specific residual contaminant levels (RCLs).)

- One-time fee of \$250.00 for groundwater, and/or
 \$200 for soil, for each case closed, for maintenance of the registry.
- Copies of the most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries. (Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.)
- A copy of the certified surveyed map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot2 of xyz subdivision))
- Parcel identification number for each property, if the county in which the property is located uses parcel identification numbers.
- Geographic position of all properties within or partially within the contaminated site boundaries. The coordinates need to be for a spot located at least 40 feet inside the property boundary. Refer to NR 716.15(2)(d)7, and (k). The coordinates must be in WTM91 projection. See the following WDNR website address for assistance: www.dnr.state.wi.us/org/at/et/geo/gwur/index.htm.
- A location map which outlines all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit the easy location of all parcels. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200 feet of the site. (If only one parcel, combine with next item.)
- A map of all contaminated properties within site boundaries, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 enforcement standards, and/or in relation to the boundaries of soil contamination exceeding generic or site-specific residual contaminant levels as determined under s.. NR 720.09, 720.11 and 720.19.
- A table of the most recent analytical results, with sample collection dates: from all monitoring wells, and any potable wells for which samples have been collected for groundwater, and/or showing results for all contaminants found in pre-remedial sampling and in the most recent soil sampling event, for soils (without shading/crosshatching).
- An isoconcentration map, if required as part of the site investigation (SI), of the contaminated properties within the site boundaries. The map should include the areal extent of groundwater contamination exceeding PALs and ESs, groundwater flow directions based on the most recent data, and sample collection dates. If an isoconcentration map was not required as part of the SI, substitute a map showing the horizontal extent of contamination, based on the most recent data.
- A table of the previous 4 water level elevation measurements from all monitoring wells, at a minimum, with the date measurements were made, is to be included. If present, free product is to be noted on the table. In addition, a groundwater flow direction map, representative of groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, 2 groundwater flow maps showing the maximum variation in flow direction are to be submitted
- For sites closing with residual soil contamination, include a map showing the location of all soil samples and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.
- A geologic cross section, if required as part of the SI, showing vertical extent and location of residual soil contamination exceeding generic or site specific RCLs and residual groundwater contamination, source extent and location; isoconcentrations for all groundwater contaminants that exceed PALs that remain when closure is requested; water table and piezometric elevations, and the location and elevation of geologic units, bedrock, and confining units, if any.
- A statement signed by the responsible party, which states that he or she believes that the legal descriptions attached to the statement are complete and accurate. (The point here is that the legal descriptions are describing the correct (i.e. contaminated) properties.)
- A copy of the letters sent by the RP to all owners of properties with groundwater exceeding ESs (including the current source-property owner, if the RP is not the current source-property owner.) (Off source properties are listed separately with a link to the source property.)
- A copy of all written notifications provided (to City/village/municipality/state agency or other responsible for maintenance) of a public street or highway or railroad right-of-way, within or partially within the boundaries of the contaminated site, for contamination exceeding groundwater ESs and/or soil exceeding generic or site specific RCLs.

Complete
DV Grafton Property (mix. S) MW
Former Rike Olds (Pots) Cards 1-28-04



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional
Director

Plymouth Service Center
1155 Pilgrim Rd.
P.O. Box 408
Plymouth, Wisconsin 53073-0408
Telephone 920-892-8756
FAX 920-892-6638

March 3, 2004

Darrell Hofland
Village of Grafton
P.O. Box 125
Grafton, WI 53024

Dear Mr. Hofland:

Subject: Case closures for Grafton, Village Property, BRRTS #0346262260 (former Mike's Sports Cards), Village of Grafton ROW, BRRTS #0346270075, Washington Ave and 12th Ave NE CNR, BRRTS #0246270758 (former Riebe Olds)

Thank you for having work done at these sites. The department considers these cases to be closed pending the following:

- Have your consultant abandon your monitoring wells and submit the abandonment forms to me.
- Submit documentation or description of incidental soil removal/disposal for the bank construction project.

Please let me know if you are considering abandoning the offsite monitoring well MW20 since this well could be left for future monitoring by others of the chlorinated solvent plume.

Your sites will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information your consultant submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Regarding PECFA, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

If you have any questions about this letter, please call me at 920-892-8756 extension 3023.

Sincerely,

John Feeney
Wisconsin Department of Natural Resources
cc: Moraine Environmental Inc., SER File

WARRANTY DEED

VOL 1253 PAGE 10

RECORDED

MARY ANN RIEBE, a single person, conveys and warrants to VILLAGE OF GRAFTON, a Municipal Corporation, the following described real estate in Ozaukee County, State of Wisconsin:

SEE ATTACHED

This is homestead property.

Exceptions to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing and no other exceptions.

Dated: July 18, 2000.

(Seal)

(Seal)

* _____

 * _____

AUTHENTICATION

Signature of _____
 authenticated on _____, 2000.

* _____
 Title: Member, State Bar of Wisconsin, or _____
 _____, authorized by Wis. Stat. §706.06.

This Instrument was Drafted by:

Paul V. Malloy
 Attorney at Law

* Type or print name of person signing

Ron Q H. Wolf
 REGISTER OF DEEDS
 OZAUKEE COUNTY, WI
 77-25(12)
 EXCEPT Reserved for recording data

Return to Houseman & Feind, LLP
 1214 Thirteenth Ave
 Grafton, WI 53024-0104
#1214

Tax (Parcel) I.D. No. 10-096-02-14-002
 10-096-03-07-000
 10-096-03-08-000
 10-096-04-02-000
 10-096-04-06-000
4750

X Mary Ann Riebe (Seal)
 * _____
 _____ (Seal)
 * _____

ACKNOWLEDGMENT

STATE OF WISCONSIN }
 COUNTY OF OZAUKEE } : S.S.
 }

Personally came before me, on July 18, 2000, the above-named Mary Ann Riebe, known to me to be the persons who executed the foregoing and who acknowledged the same.

Michael J. Riebe
 * Michael J. Riebe

Notary Public, State of Wisconsin
 My commission [is permanent/expires: _____].

PARCEL A:

The East 110 feet of Lot 15 and the South 1/2 of Lot 14, all in Block 2 of the ORIGINAL PLAT of the Village of Grafton, Ozaukee County, Wisconsin EXCEPTING THEREFROM That part of Lot 14, Block 2, Original Plat of the Village of Grafton, in the NE 1/4 of Sec. 24, Township 10 North, R 21 E, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the southeast corner of said Lot 14; thence North along the east line of said Lot 14, 20.79 feet to a point in the north face of a brick building, said point being the point of beginning of the land to be described; thence continuing North along the east line of said Lot 14, 12.21 feet to the northeast corner of the South 1/2 of said Lot 14; thence S. 89° 48' W. along the North line of the South 1/2 of said Lot 14, 57.10 feet; thence South parallel to the east line of said Lot 14, 11.63 feet; thence S. 89° 43' 08" E. along the north face of said brick building and its westerly extension 57.10 feet to the point of beginning.

Tax Key No. 10-096-02-14-002

Grafton Property Tracking System

12/22/03 9:03:Page -1

TaxKey : 10-096-02-14-002

Parcel Address 1139.45

12th Avenue

Owner Name Village of Grafton

Legal Description

Zone

CBD

Owner 1971 Washington Street
Address PO Box 125

1253/10 PRT LOTS 14 & 15 BLK 2 COMM SE COR LOT 15
TH W 110 FT N 66 FT W 22 FT N 33 FT E 75 FT S 12 FT E 57
FT S 87 FT POB ORIGINAL PLAT

School

Grafton, WI

53024-

2217

Notes:

TID #3, BLDG. RAZED END OF 2000 1993 Exempt WD - Corporate Dissolution, 2000 SALE INCLUDED 10-096-03-07-000, 10-096-03-08-000, 10-096-04-02-000 & 10-096-04-03-000. Last Chg. 4/8/03

Total Assessment

Land

Class	UOM	Width	Depth	Acres	% Influence	Assessed Value
X4	Gross \$	10,932	1	0	0	

Description Lot:F 87.00, RS 57.00, North 12, West 75, R 33.00, East 22, South 66, LS 110

Sales

Date Sold	Sale Price	DOC #		
20000701	540,000	1253	10	WD
19931201	137,800	868	293	WD

696523

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999
WARRANTY DEED

VOL 1408 PAGE 289
RECORDED

This Deed, made between 12th Avenue Venture, LLC, a Wisconsin limited liability company

Grantor, and 1200 Washington Street LLC, a Wisconsin limited liability company

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Ozaukee County, State of Wisconsin (if more space is needed, please attach addendum):

See attached Exhibit A

2001 DEC 17 AM 10: 25

Ron J H. Voigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

Fee
77.35 (9)
EXEMPT

Recording Area

Name and Return Address

Brad Dallet
Whyte Hirschboeck Dudek S.C.
111 E. Wisconsin Ave., Suite 2100
Milwaukee, WI 53202

\$13/N

10-096-03-05-001 *

Parcel Identification Number (PIN)

This is not _____ homestead property.
() (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in 2001.

Dated this 12th day of December, 2001.

12th Avenue Venture, LLC

* Sara Lindgren

*

AUTHENTICATION

Signature(s) Sara Lindgren

authenticated this 12th day of December, 2001

* Brad Dallet

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Brad Dallet

Whyte Hirschboeck Dudek S.C.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF _____)
) ss.
 County)

Personally came before me this _____ day of _____, _____ the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, State of _____
My Commission is permanent. (If not, state expiration date: _____, _____)

* Names of persons signing in any capacity must be typed or printed below their signature.
MKE/729501

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1999

Information Professionals Company, Fond du Lac, WI
800-655-2021

Exhibit A – Property

Lots 7 and 8 of Block 3 of the Original Plat of the Village of Grafton, located in the NE 1/4 of Section 24, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin,

EXCEPTING THEREFROM:

Being part of Lot 8 of Block 3 of the Original Plat of the Village of Grafton, located in the Northeast Quarter of Section 24, T. 10 N., R. 21 E., Village of Grafton, Ozaukee County, Wisconsin containing 1.136 square feet of land and described as: Commencing at the North quarter corner said Section 24; thence S 02° 09' 30" W. 1313.10 feet along the West line said NE 1/4; thence N 87° 23' 25" E., 905.78 feet to the Southwest corner of said Lot 8 and the point of beginning; thence continue N 87° 23' 25" E., 91.82 feet along the Soutl. line of said Lot 8; thence Northwesterly, 42.18 feet along the arc of a 185.04 foot radius curve to the right having a chord of N 86° 04' 48" W., 42.08 feet; thence Northwesterly 78.34 feet along the arc of a 62.04 foot radius curve to the right having a chord of N 43° 22' 30" W., 73.24 feet; thence N. 07° 12' 02" W., 5.76 feet to the North line of said Lot 8; thence S 87° 02' 34" W., 0.75 feet to the Northwest corner of said Lot 8; thence S. 01° 46' 18" E., 66.00 feet to the point of beginning.

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VUL PAGE 245

691759

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 1 OF 3

Dennis J. Valt S-1238
VANSLUYS
dated this 10 day of Oct 2000
in COUNTY MON.

SAFETY RESTRICTION
S-1 - NUMBER HERE
RESTRICTED - ALL LOTS AND
BUILDINGS THAT NO OWNER,
POSSESSOR, USER, LICENSEE
OR OTHER PERSON MAY HAVE
ANY RIGHT OF DIRECT
VEHICULAR INGRESS OR EGRES-
SUS TO ANY HIGHWAY
LYING WITHIN THE
RIGHT-OF-WAY OF S.T.H. 60
AS SHOWN ON THE LAND
DIVISION MAP; IT IS
EXPRESSLY INTENDED THAT
THIS RESTRICTION
CONSTITUTE A RESTRICTION
FOR THE BENEFIT OF THE
PUBLIC AS PROVIDED IN S.
236.293 STATS. AND SHALL
BE ENFORCEABLE BY THE
DEPARTMENT ON ITS ASSIGN-
MENTS.

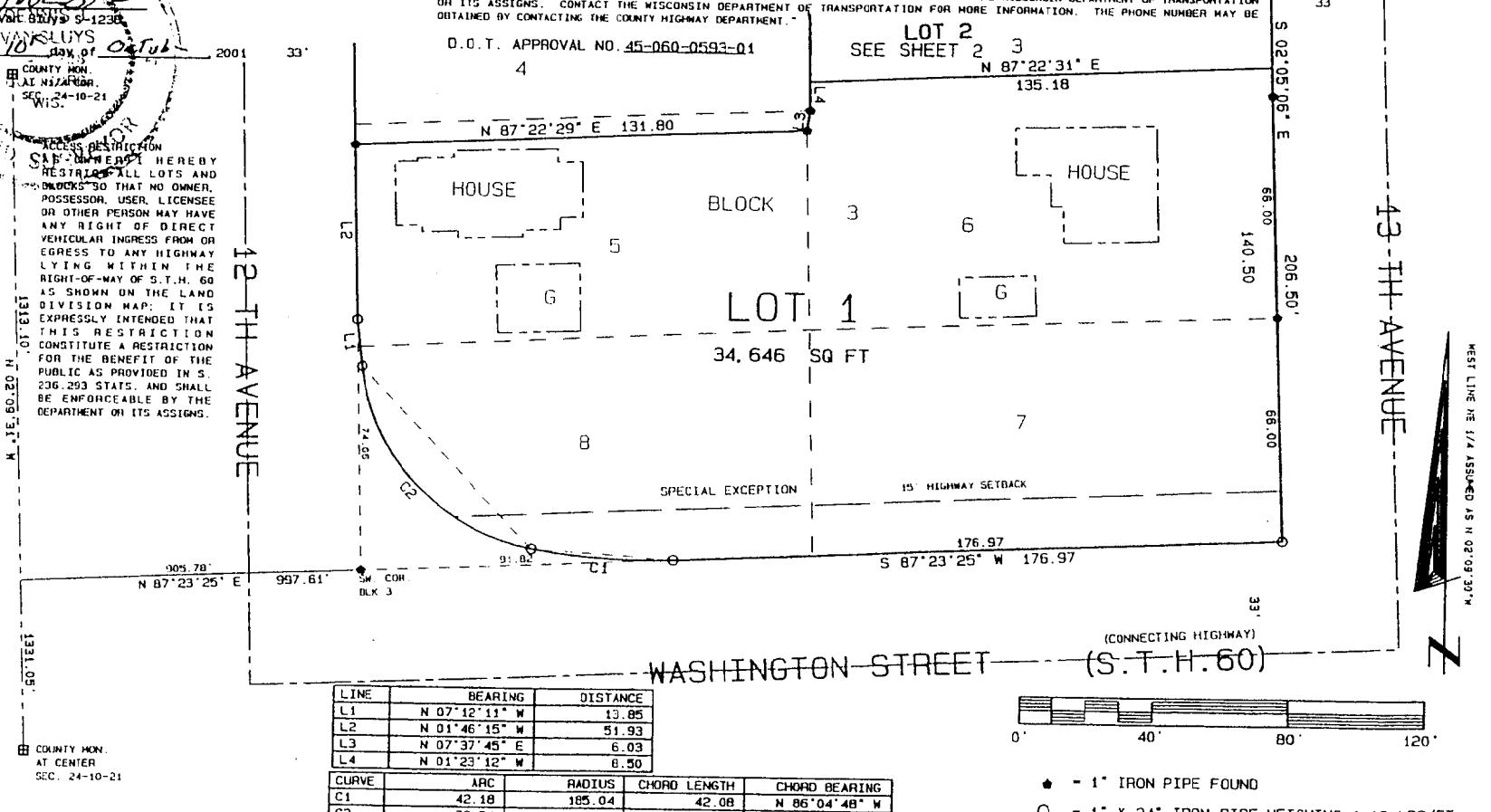
COUNTY HON.
AT CENTER
SEC. 24-10-2

BEING PART OF LOTS 2 AND 3 AND 5 THRU 8 OF BLOCK 3 OF THE ORIGINAL
PLAT OF THE VILLAGE OF GRAFTON LOCATED IN THE NE 1/4 OF SECTION 24,
T. 10 N., R. 21 E., VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN.
IMPROVEMENTS OR STRUCTURES, IF ANY, LOCATED ON THIS LAND.

"NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS AGENTS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.")

D.O.T. APPROVAL NO. 45-060-0593-0

LOT 2
SEE SHEET 2 3
N 87° 22' 31" E



LINE	BEARING	DISTANCE
L1	N 07° 12' 11" W	13.85
L2	N 01° 46' 15" W	51.93
L3	N 07° 37' 45" E	6.03
L4	N 01° 23' 12" W	8.50

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	42.18	185.04	42.08	N 86°04'48" W
C2	78.34	62.04	73.24	N 43°22'30" W

THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/GRAFTON/OZBANK60/L17800 .MAP NB 332 PG 28 L-17800

23 PAGE 24

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CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 2 OF 3

BEING PART OF LOTS 2 AND 3 AND 5 THRU 8 OF BLOCK 3 OF THE ORIGINAL PLAT OF THE VILLAGE OF GRAFTON LOCATED IN THE NE 1/4 OF SECTION 24, T. 10 N., R. 21 E., VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN.

VILLAGE BOARD RESOLUTION

Resolved, that the Certified Survey Map in the Village of Grafton is hereby approved by the Village Board of the Village of Grafton.

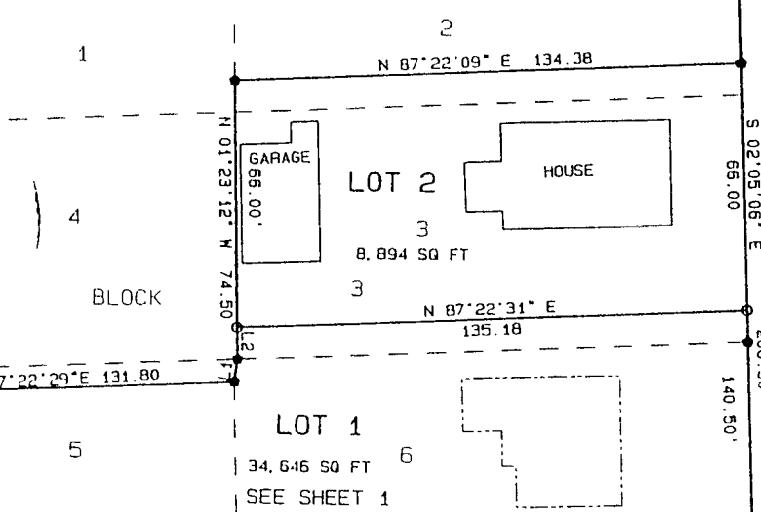
Dated _____ Approved _____

~~Village President~~

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Grafton.

Village Clerk

A circular library stamp with a double-line border. The outer ring contains the text "UNIVERSITY LIBRARIES" at the top and "UNIVERSITY OF WISCONSIN-MADISON" at the bottom. The inner circle contains "DEPT. OF GERMANIC LANGS." at the top, "GERMAN" in the center, and "WIS." at the bottom.



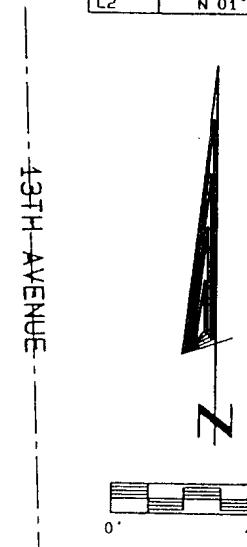
Dennis J. Van Sluys S-1238

dated this 10th day of OCTOBER, 2001.

NOTE

USES OF LOT 2 SHALL BE LIMITED TO THE RESIDENCE EXISTING IN THE YEAR 2001, ACCESSORY BUILDINGS AND USES ALLOWED UNDER THE VILLAGE OF GRAFTON ZONNING ORDINANCE, AND PARKING FOR THE BANK/OFFICE BUILDING AT THE NORTHEAST CORNER OF 12TH AVENUE AND WASHINGTON STREET. THIS RESTRICTION MAY NOT BE AMENDED OR REMOVED EXCEPT WITH THE APPROVAL OF THE VILLAGE BOARD.

LINE	BEARING	DISTANCE
L1	N 07°37'45" E	6.03
L2	N 01°23'12" W	8.50



- 1" IRON PIPE FOUND
 - 1" X 24" IRON PIPE WEIGHING 1.13 LBS/FT

CERTIFIED SURVEY MAP
STATE OF WISCONSIN)
OZAUKEE COUNTY) SHEET 3 OF 3

SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveyors, certify that under the direction of 12th Avenue adventure LLC, I have surveyed, divided and mapped a part of Lots 2 and 3 and 5 thru 8 of block 3 of the Original Plat of the Village of Grafton located in the Northeast Quarter of Section 24, T.10 N., R.21 E., Village of Grafton, Ozaukee County, Wisconsin 1.00 acres of land and described as: commencing at the North Quarter Corner of said Section 24, thence S 02°09'30" E., 1313.10 feet; thence N 87°23'25" E., 937.61 feet to the point of beginning; thence Northwesterly, 42.18 feet along the arc of a 185.04 foot radius curve to the right having a chord of N 66°04'48" W., 42.08 feet; thence northwesterly, 78.34 feet along the arc of a 62.04 foot radius curve to the right having a chord of N 43°22'30" W., 73.24 feet; thence N 07°12'11" W., 13.85 feet; thence N 01°46'18" W., 51.93 feet; thence N 87°22'09" E., 134.38 feet; thence S 02°05'06" E., 206.50 feet; thence S 87°23'25" W., 176.97 feet to the point of beginning.

I, do further certify that I have complied with section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

Dated this 10th day of October, 2001.

Dennis J. Van Sluys
Dennis J. Van Sluys W.R.L.S. #1238
D & H Land Surveyors
526 S. 8th St.
Sheboygan, WI.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER, 12TH AVENUE VENTURE, LLC HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP..
WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS 19th DAY OF October, 2001.

IN PRESENCE OF:

James M. Malin, Sara L. Lindgren
WITNESS JAMES M. MALIN, Vice President,
STATE OF WISCONSIN First American Exchange Corporation of Wisconsin,
OZAUKEE COUNTY Sole Member

PERSONALLY CAME BEFORE ME THIS 19th DAY OF October, 2001. THE ABOVE NAMED 12TH AVENUE VENTURE, LLC TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) *James M. Malin*
NOTARY PUBLIC, Milwaukee WISCONSIN.

MY COMMISSION EXPIRES is permanent

*Sara L. Lindgren, Vice President of
First American Exchange Corporation
of Wisconsin, sole member of

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER, 1200 WASHINGTON STREET, LLC HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP..
WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS 24th DAY OF October, 2001.

IN PRESENCE OF:

Laura G. Henning, Duane M. Allen
WITNESS

STATE OF WISCONSIN
OZAUKEE COUNTY

PERSONALLY CAME BEFORE ME THIS 24th DAY OF October, 2001. THE ABOVE NAMED 1200 WASHINGTON STREET, LLC TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) *DUANE M. ALLEN*
NOTARY PUBLIC, Milwaukee WISCONSIN.

MY COMMISSION EXPIRES 10/CON/02

APPROVAL PLAN COMMISSION OF THE VILLAGE OF GRAFTON

This land division is hereby approved by the Plan Commission of the Village of Grafton this 23rd day of Oct/2001, 2001.

Bruce J. Dulak
Chairman, Plan Commission

Terry J. Dulak
Secretary, Plan Commission.

RECORDED

2001 NOV - 2 AM 8: 50

Ronald H. Voigt
REGISTER OF DEEDS
WISCONSIN COUNTY, WI

Grafton Property Tracking System

1/16/2004 1:5(Page -1)

TaxKey : 10-096-03-07-000	Parcel Address 1200	Washington Street	
Owner Name 1200 Washington Street LLC		Legal Description	Zone
Owner Address N69 W5269 Columbia Road		629/147 164/242 LOT 7	CBD
Cedarburg, WI	53012	BLK 3 ORIGINAL PLAT	School
			2217

Notes:

TID #3, BUILDING RAZED END OF 2000, 2000 SALE INCLUDED 10-096-02-14-002, 10-096-03-08-000, 10-096-04-02-000 & 10-096-04-03-000. New address assigned 11/09/01, formerly this site had address of 1216 Washington Street. 2001 sale included 10-096-03-08-002. THIS TAX KEY NUMBER DELETED 11/27/01, NOW PART OF 10-096-03-05-001

Last Chg. 2/1/2002

Total Assessment

Land

Class X4	UOM Gross \$	Width 8,712	Depth 1	Acres 0	% Influence 0	Assessed Value
Description Lot:F & R 132.00, Sides 66.00						

Sales

Date Sold	Sale Price	DOC #		
20011217		1408	289	WD Name
20011018	20,000	1375	117	WD
20000701	540,000	1253	10	WD
19881001		629	147	SJT

Ozaukee Park
Former Lot 7

Grafton Property Tracking System

1/16/2004 1:5(Page -1)

TaxKey : 10-096-03-08-000

Parcel Address 1200

Washington Street

Owner Name Village of Grafton

Legal Description

Zone

Owner 1971 Washington Street
Address PO Box 125

629/147 121/462 LOT 8

BLK 3 ORIGINAL PLAT

CBD

Grafton, WI

53024-

School

2217

Notes:

TID #3, BLDG. RAZED END OF 2000. 2000 SALE INCLUDED 10-096-02-14-002, 10-096-03-07-000, 10-096-04-02-000 & 10-096-04-03-000. This tax key number deleted 11/09/01, now 10-096-03-08-001 & 10-096-03-08-002.

Last Chg. 4/8/2003

Note: This parcel had former address of 1146 12th Avenue.

Total Assessment

Land

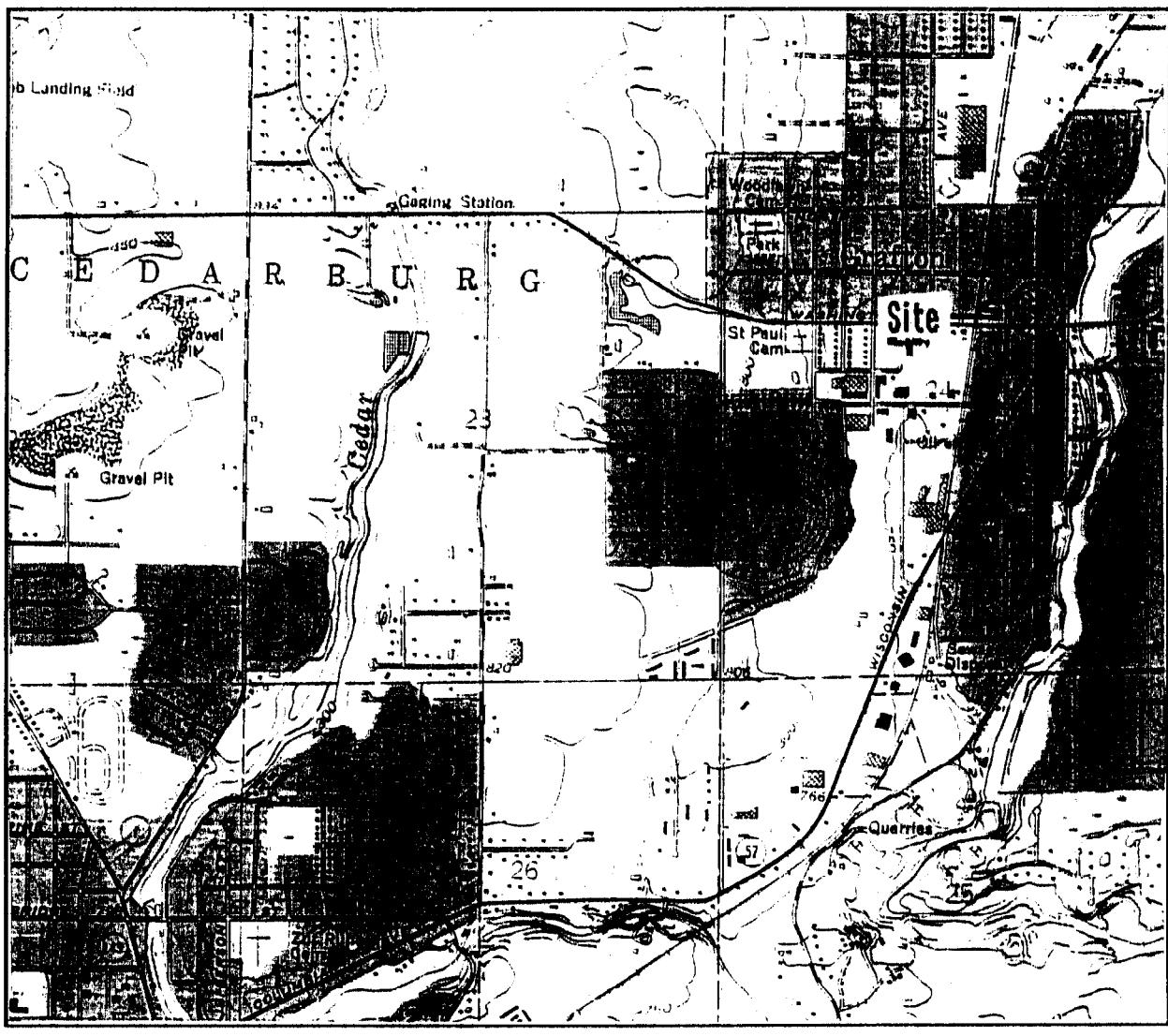
	Class	UOM	Width	Depth	Acres	% Influence	Assessed Value
Description	X4	Gross \$	8,712	1	0	0	
Lot:F & R 132.00, Sides 66.00							

Sales

	Date Sold	Sale Price	DOC #		
	20000701	540,000	1253	10	WD
	19881001		629	147	SJT

Ozaukee Bank

Lot 8



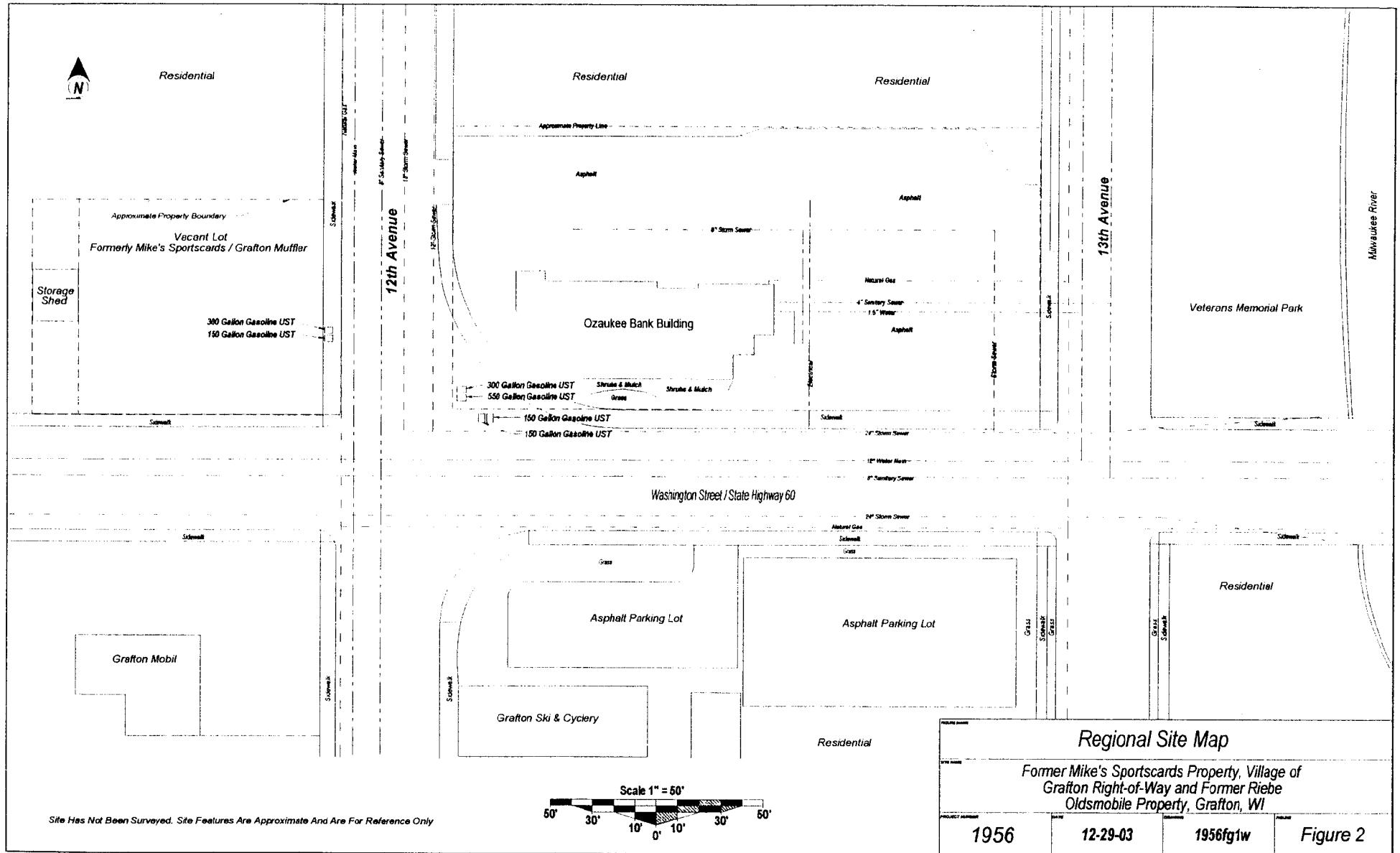
1 MILE 1/2 MILE 0 MILE 1 MILE

Source: 1959 (Photorevised 1971 and 1976) USGS 7.5 Minute Cedarburg Quadrangle



SCALE 1:24,000

DRAWING TITLE	
SITE LOCATION MAP	
PROJECT NAME	
<i>Former Mike's Sportscards Property, Village of Grafton Right-of-Way and Former Riebe Oldsmobile Property, Grafton, Wisconsin 53024</i>	
PROJECT NUMBER	DRAWING COMPANY
1956 / 2149	Moraine Environmental, Inc.
SCALE	DATE
1:24,000	12/29/03
FIGURE 1	



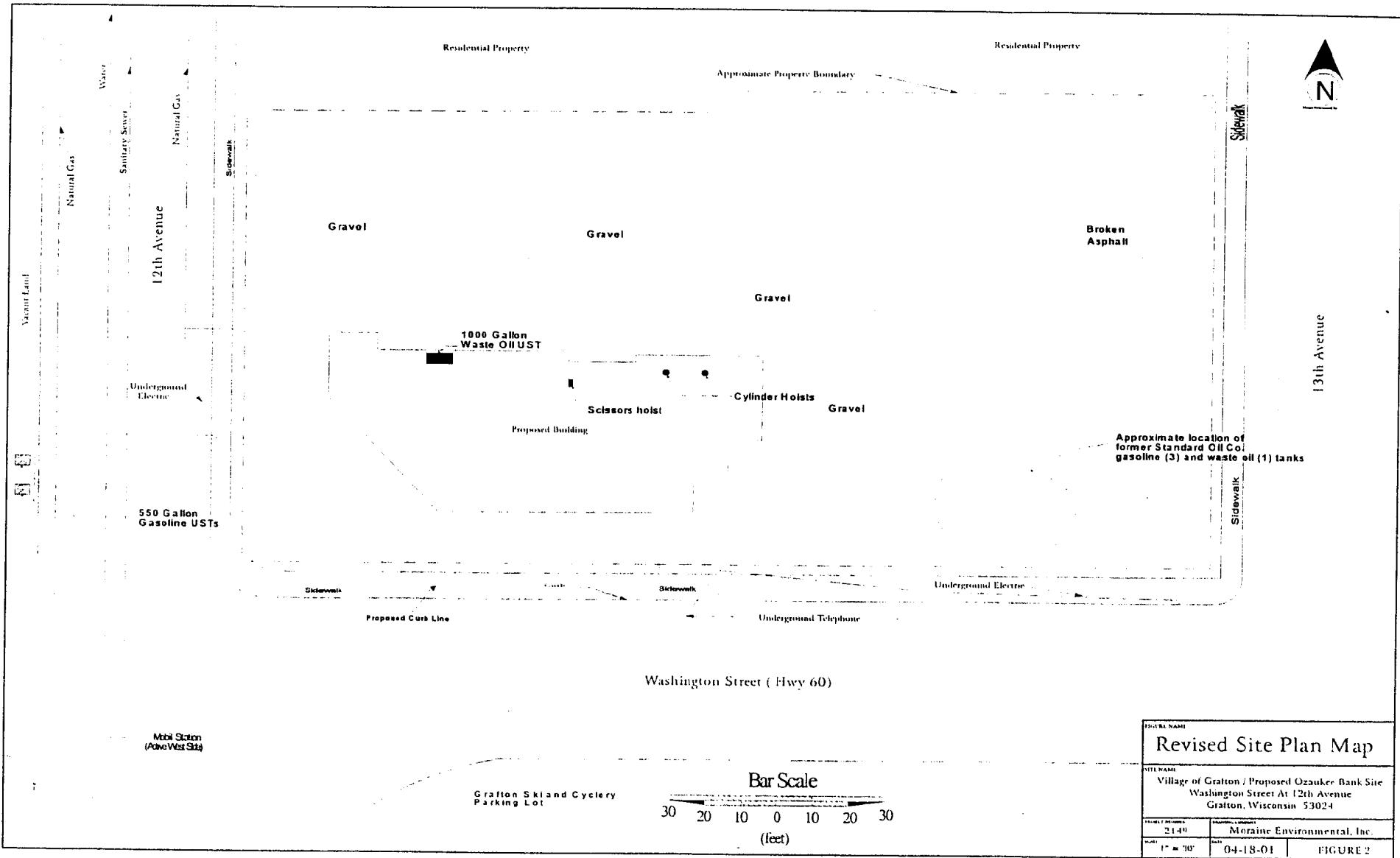


TABLE 3 (Page 1 of 4)
 GROUNDWATER ANALYTICAL RESULTS
 MIKES SPORTS CARDS / VILLAGE OF GRAFTON SITE
 (Detected Compounds Only)

Well I.D. / Chemical	MW-1						MW-10						MW-11						MW-12						NR 140	NR 140
	7/1/01	11/19/01	12/4/01	3/18/03	6/24/03	9/30/03	7/1/01	3/18/03	6/24/03	9/30/03	7/1/01	11/19/01	3/18/03	3/18/03	6/24/03	9/30/03	7/1/01	11/19/01	12/4/01	6/24/03	9/30/03	ES	PAL			
Gasoline Range Organics	<50	<50	NA	NA	NA	NA	1,100	NA	NA	NA	<50	<50	NA	NA	NA	NA	<50	<50	NA	NA	NA	NA	NSE	NSE		
Benzene	<0.48	<0.45	<0.45	<0.45	<0.30	<0.30	170	190	140	110	<0.48	<0.45	<0.45	<0.30	<0.30	<0.30	<0.48	<0.45	<0.45	<0.41	<0.30	5.0	0.5			
s-Butylbenzene	<0.49	NA	NA	NA	NA	NA	1.9	NA	NA	NA	<0.49	NA	NA	NA	NA	NA	<0.49	NA	NA	<0.89	NA	NSE	NSE			
Chloroform	<0.75	NA	NA	NA	NA	NA	<0.75	NA	NA	NA	<0.75	NA	NA	NA	NA	NA	1.4 ^c	NA	NA	<0.37	NA	6.0	0.6			
1,2-Dichloroethane	<0.47	NA	NA	NA	NA	NA	<0.47	NA	NA	NA	<0.47	NA	NA	NA	NA	NA	<0.47	NA	NA	<0.36	NA	5.0	0.5			
Ethylbenzene	<0.43	<0.82	<0.82	<0.82	<0.60	<0.60	180	160	140	140	<0.43	<0.82	<0.82	<0.60	<0.60	<0.60	<0.43	<0.82	<0.82	<0.54	<0.60	700	140			
Isopropylbenzene	<0.43	NA	NA	NA	NA	NA	10	NA	NA	NA	<0.43	NA	NA	NA	NA	NA	<0.43	NA	NA	<0.59	NA	NSE	NSE			
p-Isopropyltoluene	<0.57	NA	NA	NA	NA	NA	<0.57	NA	NA	NA	<0.57	NA	NA	NA	NA	NA	<0.57	NA	NA	<0.67	NA	NSE	NSE			
Methyl-tert-butyl-ether	<0.67	<0.43	0.97Q	<0.43	<0.58	<0.58	<0.67	16	28	12	2.3	2.5	<0.43	3.4	3.4	7.0	<0.67	<0.43	<0.43	<0.61	<0.58	60	12			
Naphthalene	<0.59	NA	<0.89	<0.89	<0.58	<0.58	16	29	22	28	<0.59	NA	<0.89	<0.58	<0.58	<0.58	<0.59	NA	NA	<0.74	<0.58	40	8.0			
n-Propylbenzene	<0.64	NA	NA	NA	NA	NA	28	NA	NA	NA	<0.64	NA	NA	NA	NA	NA	<0.64	NA	NA	<0.81	NA	NSE	NSE			
Tetrachloroethene	<0.57	NA	NA	NA	NA	NA	<0.57	NA	NA	NA	<0.57	NA	NA	NA	NA	NA	<0.57	NA	NA	<0.45	NA	5.0	0.5			
Toluene	<0.47	<0.68	<0.68	<0.68	<0.58	<0.58	5.6	4.6	17	23	<0.47	<0.68	<0.68	<0.58	<0.58	<0.58	<0.47	<0.68	<0.68	<0.67	<0.58	1,000	200			
Trimethylbenzenes (total)	<1.03	<1.86	<1.86	<1.86	<1.18	<1.18	88.83Q	114.8	73.3Q	122	<1.03	<1.86	<1.86	<1.18	<1.18	<1.18	<1.03	<1.86	<1.86	<1.8	<1.18	480	96			
Trichloroethene	<0.89	NA	NA	NA	NA	NA	<0.89	NA	NA	NA	<0.89	NA	NA	NA	NA	NA	<0.89	NA	NA	<0.48	NA	5.0	0.5			
Xylenes (total)	<1.94	<2.47	<2.47	<2.47	<1.84	<1.84	62.6	103.4	99	194	<1.94	<2.47	<2.47	<1.84	<1.84	<1.84	<1.94	<2.47	<2.47	<2.63	<1.84	10,000	1,000			
Soluble Lead	<0.39	NA	<0.39	0.15Q	<1.2	<1.2	<0.39	0.13Q	<1.2	<1.2	<0.39	NA	0.24	<1.2	<1.2	<1.2	<0.39	NA	NA	<1.2	NA	15	1.5			

All Concentrations Expressed as Micrograms per Liter (ug/l)

NA - Not Analyzed

Results Are Qualified Due To The Uncertainty Of The Parameter Concentration Between The Limit Of Detection And The Limit Of Quantitation

NSE - No Standard Established

ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

BOLD PRINT - Concentration Exceeds PAL

BOLD PRINT / BOXED CELL - Concentration Exceeds ES

Well I.D. / Chemical	TABLE 3 (Page 2 of 4) GROUNDWATER ANALYTICAL RESULTS FORMER MIKES SPORTSCARDS / VILLAGE OF GRAFTON SITE (Detected Compounds Only)																								
	MW-20					MW-21				MW-22			MW - 1A				MW-2A / MW-2(R)				NR 140 ES		NR 140 PAL		
Date	7/11/01	12/4/01	3/18/03	6/24/03	9/30/03	7/11/01	3/18/03	6/24/03	9/30/03	7/11/01	3/18/03	6/24/03	9/30/03	7/11/01	12/4/01	3/18/03	6/24/03	9/30/03	7/11/01	12/4/01	3/18/03	6/24/03	9/30/03	NR 140 ES	NR 140 PAL
Gasoline Range Organics	<50	NA	NA	NA	NA	<50	NA	NA	NA	<50	NA	NA	NA	<50	NA	NA	NA	NA	<50	NA	NA	NA	NA	NSE	NSE
Benzene	<0.48	<0.45	<0.25	<0.41	<0.41	<0.48	<0.25	<0.41	<0.41	<0.48	37	66	49	<0.48	<0.45	<0.45	<0.30	<0.30	11	11	<0.45	<0.30	<0.30	5.0	0.5
s-Butylbenzene	<0.49	NA	<0.62	<0.89	<0.89	<0.49	<0.62	<0.89	<0.89	<0.49	NA	NA	NA	<0.49	NA	NA	NA	NA	<0.49	NA	NA	NA	NA	NSE	NSE
Chloroform	<0.75	NA	<0.45	<0.37	<0.37	<0.75	<0.45	<0.37	<0.37	<0.75	NA	NA	NA	1.2 Q	NA	NA	NA	NA	<0.75	NA	NA	NA	NA	6.0	0.8
1,2-Dichloroethane	<0.47	NA	<0.55	<0.36	<0.36	<0.47	<0.55	<0.36	<0.36	0.71 Q	<0.55	<0.36	NA	<0.47	NA	NA	NA	NA	<0.47	NA	NA	NA	NA	5.0	0.5
Ethylbenzene	<0.43	<0.82	<0.53	<0.54	<0.54	<0.43	<0.53	<0.54	<0.54	<0.43	1.9	28	22	<0.43	<0.82	<0.82	<0.60	<0.60	<0.43	<0.82	<0.82	<0.60	<0.60	700	140
Isopropylbenzene	<0.43	NA	<0.66	<0.59	<0.59	<0.43	<0.66	<0.59	<0.59	<0.43	NA	NA	NA	<0.43	NA	NA	NA	NA	<0.43	NA	NA	NA	NA	NSE	NSE
p-Isopropyltoluene	<0.57	NA	<0.58	<0.67	<0.67	<0.57	<0.58	<0.67	<0.67	<0.57	NA	NA	NA	<0.57	NA	NA	NA	NA	<0.57	NA	NA	NA	NA	NSE	NSE
Methyl-tort-butyl-ether	<0.67	<0.43	<0.87	<0.61	<0.61	<0.67	<0.87	<0.61	<0.61	<0.67	1.4Q	<0.61	2.9	<0.67	<0.43	<0.43	<0.58	<0.58	3.2	6.0	<0.43	<0.58	<0.58	60	12
Naphthalene	<0.59	<0.89	<0.63	<0.74	<0.74	<0.59	<0.63	<0.74	<0.74	<0.59	1.5Q	6.4	4.6	<0.59	<0.89	<0.89	<0.58	<0.58	<0.59	<0.89	<0.89	<0.58	<0.58	40	8.0
n-Propylbenzene	<0.64	NA	<0.95	<0.81	<0.81	<0.64	<0.95	<0.81	<0.81	<0.64	NA	NA	NA	<0.64	NA	NA	NA	NA	<0.64	NA	NA	NA	NA	NSE	NSE
Tetrachloroethene	7.8	NA	8.7	8.2	7.3	9.0 Q	<0.63	<0.45	<0.45	0.79 Q	NA	NA	NA	<0.57	NA	NA	NA	NA	<0.57	NA	NA	NA	NA	5.0	0.5
Toluene	<0.47	<0.68	<0.84	<0.67	<0.67	<0.47	<0.84	<0.67	<0.67	<0.47	5.2	1.3Q	3.1	<0.47	<0.68	<0.68	<0.58	<0.58	0.48 Q	<0.68	<0.68	<0.58	<0.58	1,000	200
Trimethylbenzenes (total)	<1.03	<1.86	<1.33	<1.8	<1.8	<1.03	<1.33	<1.8	<1.8	<1.03	4.4	2.9Q	6.9	<1.03	<1.86	<1.86	<1.18	<1.18	<1.03	<1.86	<1.86	<1.18	<1.18	480	98
Trichloroethene	1.8 Q	NA	1.9	1.5	1.6	<0.89	<0.39	<0.48	<0.48	<0.89	NA	NA	NA	<0.89	NA	NA	NA	NA	<0.89	NA	NA	NA	NA	5.0	0.5
Xylenes (total)	<1.94	<2.47	<1.83	<2.63	<2.63	<1.94	<1.83	<2.63	<2.63	<1.94	12.8	<2.63	8.4	<1.94	<2.47	<2.47	<1.84	<1.84	<1.94	<2.47	<2.47	<1.84	<1.84	10,000	1,000
Soluble Lead	<0.39	NA	0.090Q	<1.2	<1.2	1.1 Q	0.22Q	<1.2	<1.2	<0.39	0.13Q	<1.2	<1.2	<0.39	0.50Q	0.11Q	<1.2	<1.2	0.83	NA	0.15Q	<1.2	<1.2	15	1.5

All Concentrations Expressed as Micrograms per Liter (ug/l)

NA - Not Analyzed

Q - Results Are Qualified Due To The Uncertainty Of The Parameter Between The Limit Of Detection And The Limit Of Detection

NSE - No Standard Established

ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

BOLD PRINT - Concentration Exceeds PAL

BOLD PRINT / BOXED CELL - Concentration Exceeds ES

TABLE 3 (Page 3 of 4)
 GROUNDWATER ANALYTICAL RESULTS
 FORMER MIKES SPORTSCARDS / VILLAGE OF GRAFTON SITE
 (Detected Compounds Only)

Well I.D. / Chemical	MW-3A / MW-3A(R)				MW-A / MW-A(R)				MW-B / MW-B(R)				NR 140 ES	NR 140 PAL			
	Date	7/11/01	3/18/03	6/24/03	9/30/03	5/14/01	7/11/01	3/18/03	6/24/03	9/30/03	5/14/01	7/11/01	12/4/01	3/18/03	6/24/03	9/30/03	
Gasoline Range Organics	4,200	NA	NA	NA	24,000	16,000	NA	NA	NA	<50	<50	NA	NA	NA	NA	NSE	NSE
Benzene	40	67	4.2	9.8	<9.0	50	5.5	<0.30	7.9	<0.45	<0.48	<0.45	<0.45	<0.30	<0.30	5.0	0.5
s-Butylbenzene	5.0	NA	NA	NA	NA	9.4 Q	NA	NA	NA	<0.49	NA	NA	NA	NA	NA	NSE	NSE
Chloroform	<1.5	NA	NA	NA	NA	<7.5	NA	NA	NA	<0.75	NA	NA	NA	NA	NA	6.0	0.6
1,2-Dichloroethane	<0.94	NA	NA	NA	NA	<4.7	NA	NA	NA	<0.47	NA	NA	NA	NA	NA	5.0	0.5
Ethylbenzene	170	220	0.82Q	1.1Q	1,500	1,100	<0.82	<0.60	1.1Q	<0.82	<0.43	<0.82	<0.82	<0.60	<0.60	700	140
Isopropylbenzene	9.8	NA	NA	NA	NA	94	NA	NA	NA	<0.43	NA	NA	NA	NA	NA	NSE	NSE
p-Isopropyltoluene	4.9	NA	NA	NA	NA	31	NA	NA	NA	<0.57	NA	NA	NA	NA	NA	NSE	NSE
Methyl-tert-butyl-ether	<1.3	6.4Q	3.6	5.4	<8.6	<6.7	11	1.1Q	9.6	2.0	3.7	5.9	11	1.1Q	4.5	60	12
Naphthalene	26	54	4.8	9.8	NA	230	<0.89	<0.58	<0.58	NA	<0.59	<0.89	<0.89	<0.58	<0.58	40	8.0
n-Propylbenzene	41	NA	NA	NA	NA	120	NA	NA	NA	<0.64	NA	NA	NA	NA	NA	NSE	NSE
Tetrachloroethene	<1.1	NA	NA	NA	NA	<5.7	NA	NA	NA	<0.57	NA	NA	NA	NA	NA	5.0	0.5
Toluene	400	1,100	18	6.7	1,200	600	<0.68	<0.58	<0.58	<0.68	<0.47	<0.68	<0.68	<0.58	<0.58	1,000	200
Trimethylbenzenes (total)	312	450	7.6	11.8	1,050	1,070	<1.86	<1.18	<1.18	<1.86	<1.03	<1.86	<1.86	<1.18	<1.18	480	96
Trichloroethene	<1.8	NA	NA	NA	NA	<8.9	NA	NA	NA	<0.89	NA	NA	NA	NA	NA	5.0	0.5
Xylenes (total)	750	1,410	50	68	4,600	4,100	<2.47	<1.84	1.4Q	<2.47	<1.94	<2.47	<2.47	<1.84	<1.84	10,000	1,000
Soluble Lead	4.7	2.7	2.4Q	<1.2	7.9	11	0.13Q	<1.3	<1.2	0.89	<0.39	NA	0.13Q	<1.2	<1.2	15	1.5

All Concentrations Expressed as Micrograms per Liter (ug/l)

NA - Not Analyzed

Q - Results Are Qualified Due To The Uncertainty Of The Parameter Between The Limit Of Detection And The Limit Of Detection

NSE - No Standard Established

ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

BOLD PRINT - Concentration Exceeds PAL

BOLD PRINT / BOXED CELL - Concentration Exceeds ES

TABLE 3 (Page 4 of 4)
 GROUNDWATER ANALYTICAL RESULTS
 FORMER MIKES SPORTSCARDS / VILLAGE OF GRAFTON SITE
 (Detected Compounds Only)

Well I.D. / Chemical	MW-C			PZ-1 / PZ-1(R)					B2	NR 140 ES	NR 140 PAL
	5/14/01	7/11/01	12/4/01	5/14/01	7/11/01	3/18/03	6/24/03	9/30/03			
Gasoline Range Organics	130	240	NA	99	120	NA	NA	NA	NA	NSE	NSE
Benzene	12	16	<0.45	0.72Q	7.7	<0.25	70	<0.30	<0.45	5.0	0.5
s-Butylbenzene	NA	<0.49	NA	NA	<0.49	NA	NA	NA	NA	NSE	NSE
Chloroform	NA	<0.75	NA	NA	<0.75	NA	NA	NA	NA	6.0	0.6
1,2-Dichloroethane	NA	<0.47	NA	NA	8.0	<0.55	<0.36	NA	NA	5.0	0.5
Ethylbenzene	4.3	<0.43	<0.82	0.90Q	2.6	<0.53	0.68Q	<0.60	<0.82	700	140
Isopropylbenzene	NA	3.9	NA	NA	0.65 Q	NA	NA	NA	NA	NSE	NSE
p-Isopropyltoluene	NA	0.63 Q	NA	NA	<0.57	NA	NA	NA	NA	NSE	NSE
Methyl-tert-butyl-ether	<0.43	<0.67	3.1	5.7	6.3	1.0Q	7.7	1.2Q	<0.43	60	12
Naphthalene	NA	3.5	<0.89	NA	2.5	<0.63	1.3Q	<0.58	<0.89	40	8.0
n-Propylbenzene	NA	1.1 Q	NA	NA	1.0 Q	NA	NA	NA	NA	NSE	NSE
Tetrachloroethene	NA	<0.57	NA	NA	<0.57	NA	NA	NA	NA	5.0	0.5
Toluene	NA	4.3	<0.68	<0.68	1.2 Q	1.3Q	2.4	<0.58	<0.68	1,000	200
Trimethylbenzenes (total)	2.50Q	16.8	<1.86	1.30Q	8.37Q	<1.33	2.6Q	<1.18	<1.86	480	96
Trichloroethene	NA	<0.89	NA	NA	<0.89	NA	NA	NA	NA	5.0	0.5
Xylenes (total)	11.30Q	17.8	<2.47	<2.47	14.1	<1.83	25.9	<1.84	<2.47	10,000	1,000
Soluble Lead	0.38Q	0.85Q	<0.39	0.28Q	<0.39	0.15Q	<1.2	<1.2	0.200	15	1.5

All Concentrations Expressed as Micrograms per Liter (ug/l)

NA - Not Analyzed

Q - Results Are Qualified Due To The Uncertainty Of The Parameter Between The Limit Of Detection And The Limit Of Detection

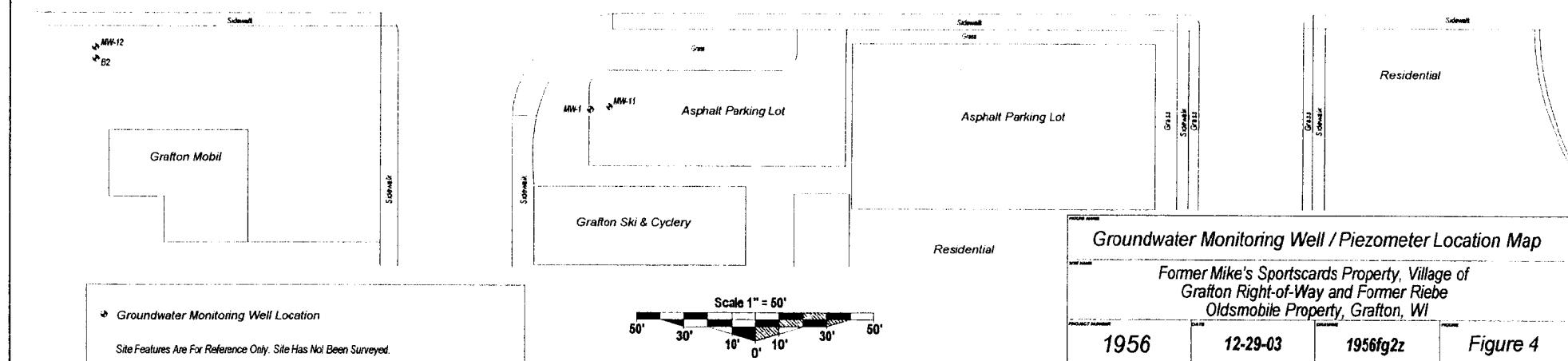
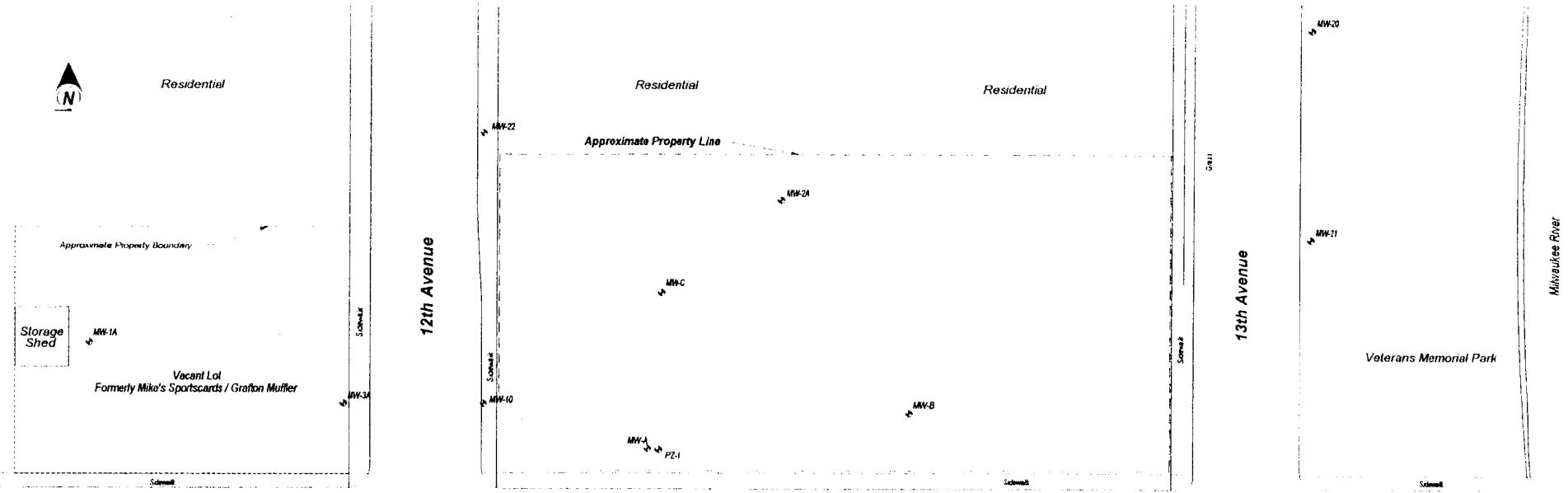
NSE - No Standard Established

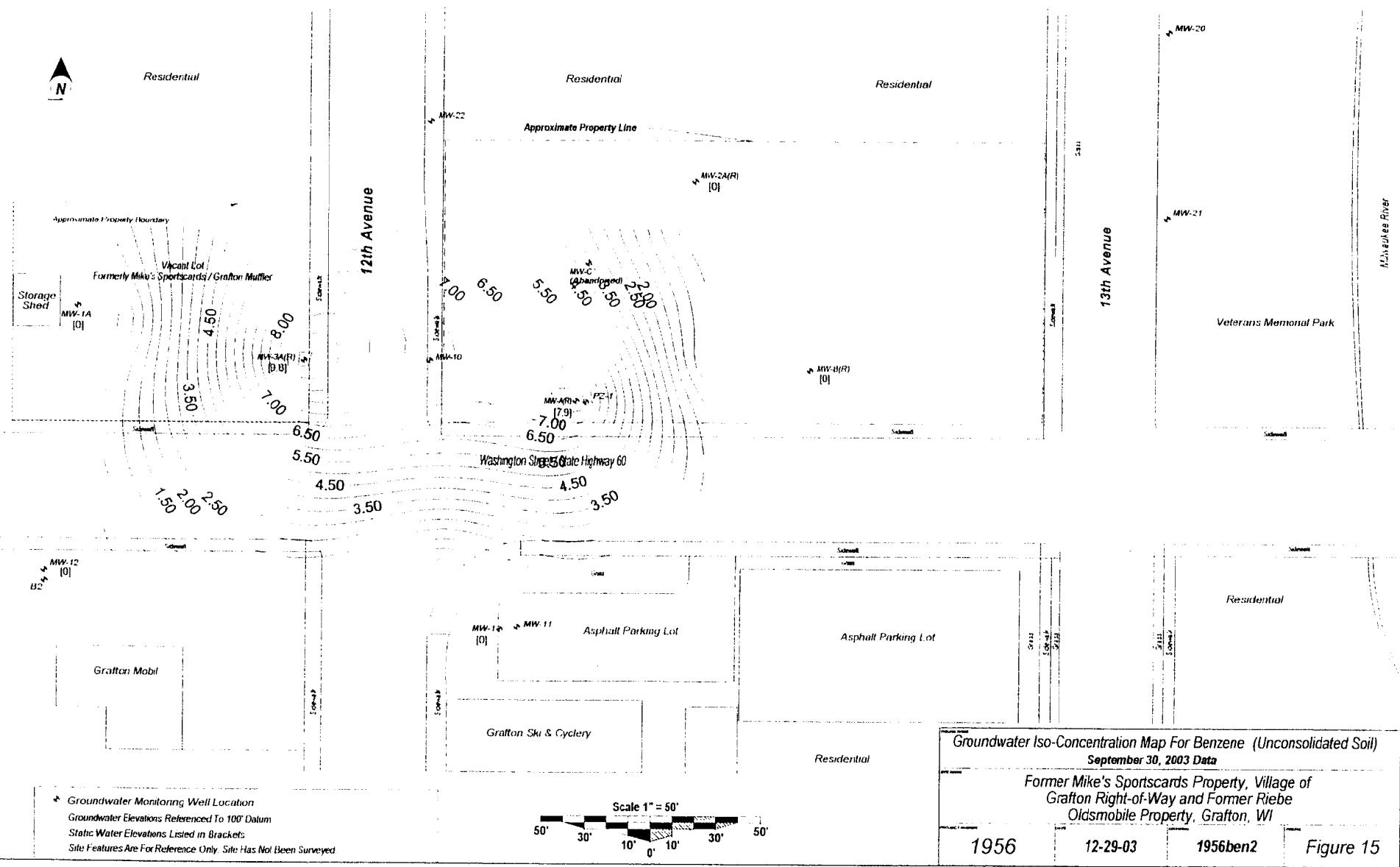
ES - NR 140 Enforcement Standard

PAL - NR 140 Preventive Action Limit

BOLD PRINT - Concentration Exceeds PAL

BOLD PRINT / BOXED CELL - Concentration Exceeds ES





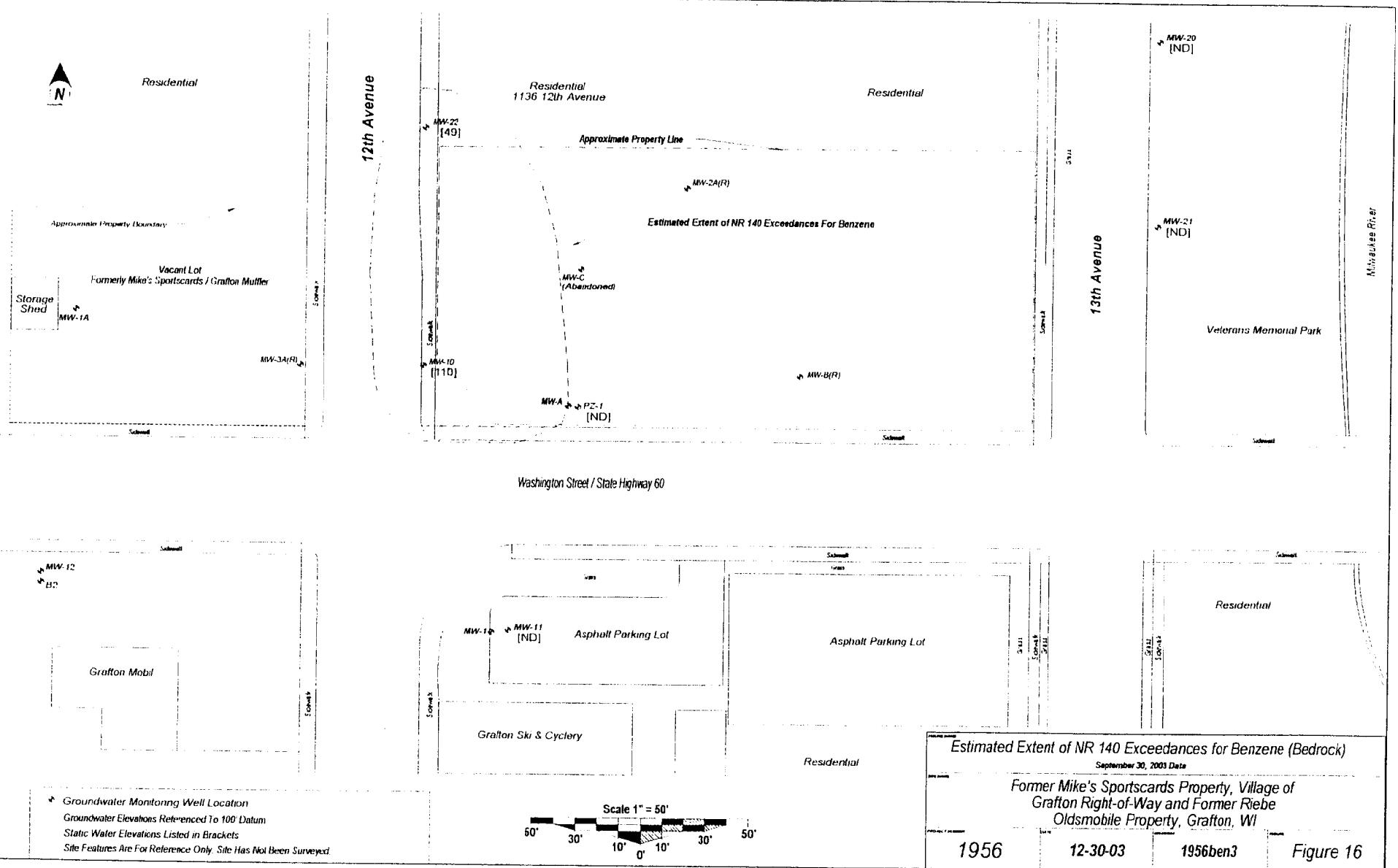


TABLE 1
SOIL QUALITY RESULTS
FORMER MIKE'S SPORTSCARDS / VILLAGE OF GRAFTON SITE
1139 - 1145 12TH AVENUE, GRAFTON, WI - PROJECT #1956

Location	Date Collected	Depth ft.	GRO (mg/kg)	Total Lead (mg/kg)	Benzene	s-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	Propiophenone	MTBE	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethyl-Benzene	1,3,5-Trimethyl-Benzene	Total Xylenes	
B1	3-9-01	8 - 10	230	13	<130	690	<130	8,500	1,300	1,100	<130	3,000	5,800	<130	43,000	12,000	30,360	
B1	3-9-01	12 - 14	370	5.9	310	170	<50	4,500	340	280	<50	2,600	1,800	7,800	13,000	4,000	24,000	
B2	3-9-01	6 - 8	290	7.3	<100	330	<100	4,800	550	590	<100	2,700	3,100	2,900	23,000	8,600	27,100	
B2	3-9-01	10-12	32	5.1	<25	<25	<25	580	52 Q	<25	<25	520	260	250	1,800	550	4,800	
B3	3-9-01	6 - 8	<3.2	84	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75	
B4	3-9-01	8 - 10	<2.9	6.0	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75	
B4	3-9-01	14 - 16	<2.9	5.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75	
B5	3-9-01	8 - 10	55	6.2	<50	210	<50	3,700	680	420	<50	2,500	2,700	77 Q	5,700	5,900	9,266 Q	
B5	3-9-01	10 - 12	73	5.3	56 Q	<25	<25	4,500	230	71	<25	1,800	730	990	6,300	1,800	17,500	
B6	3-9-01	8 - 10	5	7.2	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75	
B6	3-9-01	12 - 14	<2.8	4.9	40 Q	<25	82	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75	
B7	3-9-01	8 - 10	<3.0	6.1	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75	
B7	3-9-01	12 - 14	3.5	6.7	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<75	
B17	5-10-01	14 - 16	8,400	13	<2,500	NA	NA	96,000	NA	NA	13,000	NA	NA	20,000	140,000	58,000	338,000	
B17	5-10-01	18 - 20	80	3.7	<25	NA	NA	660	NA	NA	120	NA	NA	79	1,300	600	1,660	
B19	5-10-01	14 - 16	<12	3.3	<25	NA	NA	<25	NA	NA	<25	NA	NA	<25	<25	<25	<25	
B19	5-10-01	20 - 22	<12	4.0	<25	NA	NA	<25	NA	NA	<25	NA	NA	<25	<25	<25	<25	
B20	5-10-01	12 - 14	<12	6.2	<25	NA	NA	<25	NA	NA	<25	NA	NA	<25	<25	<25	<25	
B20	5-10-01	18 - 20	<11	3.3	<25	NA	NA	<25	NA	NA	<25	NA	NA	<25	<25	<25	<25	
B1A	7-9-01	4 - 6	<3.0	15	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
B1A	7-9-01	16 - 18	<2.8	4.4	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
B2A	7-9-01	10 - 12	<2.9	5.5	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<50	
B2A	7-9-01	16 - 18	<2.7	4.6	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	
B3A	7-9-01	12 - 14	330	6.1	910	360	<62	8,800	620	510	<62	3,600	2,900	12,000	19,000	6,000	45,000	
NR 720 Soil Standards			250*	50	5.5	NSE	4.9	2,900	NSE	NSE	NSE	NSE	NSE	1,500	NSE	NSE	4,100	
COMM 46 / NR 746 Table 1 Soil Standards				NSE	NSE	8,500	NSE	600	4,600	NSE	NSE	NSE	2,700	NSE	38,000	83,000	11,000	42,000

Notes: All values expressed in ug/kg (micrograms per kilogram) unless otherwise noted

mg/kg = milligrams per kilogram

* = DRO standards for non - permeable soils ($K < 10E-6 \text{ cm/s}$)

Bold results indicate compound concentrations exceed NR 720 standards

Bold and Boxed results indicate compound concentrations exceed Comm 46 / NR 746 Table 1 values.

Q = value detected between the limit of qualification (LOQ) and the limit of detection (LOD)

NA = Not Analyzed

NSE - No Standard Established

Soil Boring B18 Was "Blind Drilled" Due to its proximity to B17 - No Soil Samples Were Collected

Approximate Property Boundary



Vacant Lot
Formerly Mike's Sportscards / Grafton Muffler

Storage
Shed

B-1A

4 - 6'
BDL - GRO, VOC
15 - L
16 - 18'
BDL - GRO, VOC
4.4 - L

12 - 14'
910 - B
360 - s-B
880 - EB
3600 - N
2900 - n-P
12000 - T
19000 - 1,2,4-T
6000 - 1,3,5-T
34000 - X (m+p)
11000 - X (o)
6.1 - L

B3 +
6 - 8'
BDL - GRO, BTEX

B-3A

B7 +
8 - 10'
BDL - GRO, BTEX
12 - 14'
3.5 - GRO
BDL - BTEX

B1 +
8 - 10'
230 - GRO
8500 - EB
30000 - X (m+p)
360 - X (o)

B2 +
6 - 8'
290 - GRO
4800 - EB
2900 - T
22000 - X (m+p)
5100 - X (o)

B4
8 - 10'
BDL - GRO, BTEX
14 - 16'
BDL - GRO, BTEX

Removed Gasoline USTs

B5
8 - 10'
55 - GRO
370 - EB
77Q - T
9200 - X (m+p)
66Q - X (o)

B6 +
8 - 10'
5.0 - GRO
BDL - BTEX
12 - 14'
40Q - B
BDL - GRO

Sidewalk

Washington Street / State Highway 60

Approximate Scale



Legend

- + Soil Boring Location
- (+) Groundwater Monitoring Well Location

GRO - Gasoline Range Organics

BTEX - Benzene, Toluene, Ethylbenzene, Xylenes

B - Benzene

T - Toluene

EB - Ethylbenzene

X - Xylenes

s-B - sec-Butylbenzene

N - Naphthalene

n-P - n-Propylbenzene

1,2,4-T - 1,2,4-Trimethylbenzene

1,3,5-T - 1,3,5-Trimethylbenzene

L - Total Lead

GRO values are expressed in Milligrams/Kilogram (mg/kg).

All other results are expressed in Micrograms/Kilogram (ug/kg).

Site Features Are Approximate. Site Has Not Been Surveyed

DRAWING TITLE
Soil Boring Location & Soil Quality Map
March 2001 and July 2001 Laboratory Results

PROJECT NAME

Former Mike's Sportscards Property
1139 - 1145 12th Avenue
Grafton, Wisconsin

FIGURE NUMBER

1956fg1c DRAWING COMPANY

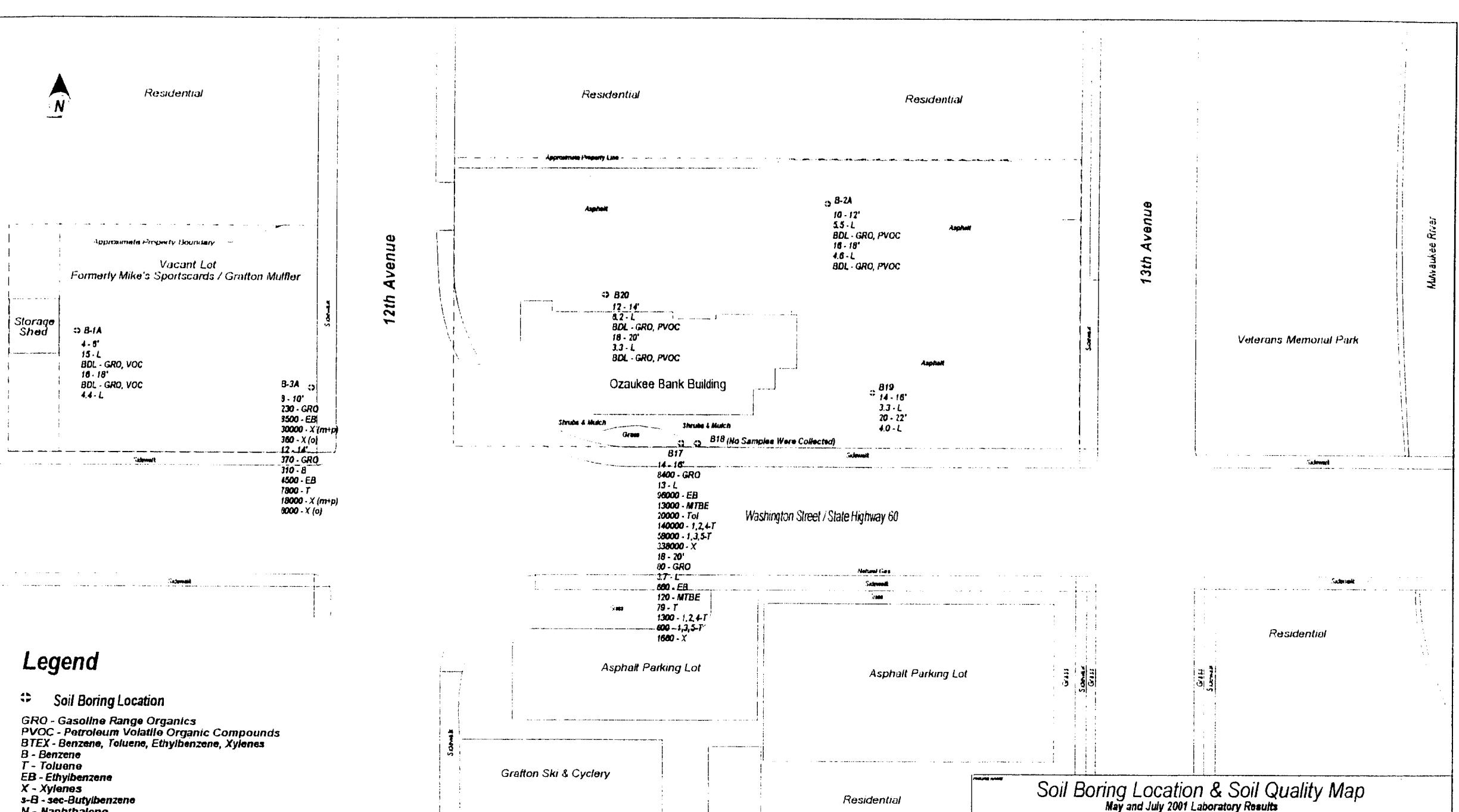
Moraine Environmental, Inc.

SCALE

1" = 30' DATE

6-20-03

FIGURE 3



Legend

Soil Boring Location

GRO - Gasoline Range Organics

PVOC - Petroleum Volatile Organic Compounds
BTEX - Benzene, Toluene, Ethylbenzene, Xylenes

BTEX - Benzene, Toluene, Ethylbenzene, Xylenes

B - Benzene
T - Toluene

T - Toluene
EB - Ethylbenzene

$E\bar{B}$ - Ethylbenzene
 X - Xylenes

3-B - sec-Butylbenzene

N - Naphthalene

n-P - n-Propylbenzene

1,2,4-T - 1,2,4-Trimethylbenzene

1,3,5-T - 1,3,5-Trimethylbenzene

L - Total Lead

GRO values are:

All other results are

Site Features Are Approximate. Site Has Not Been Surveyed

Digitized by srujanika@gmail.com



Soil Boring Location & Soil Quality Map

May and July 2001 Laboratory Results

*Former Mike's Sportscards Property, Village of
Grafton Right-of-Way and Former Riebe
Oldsmobile Property, Grafton, WI*

1956

12-30-03

1956fg1y

Figure 3A

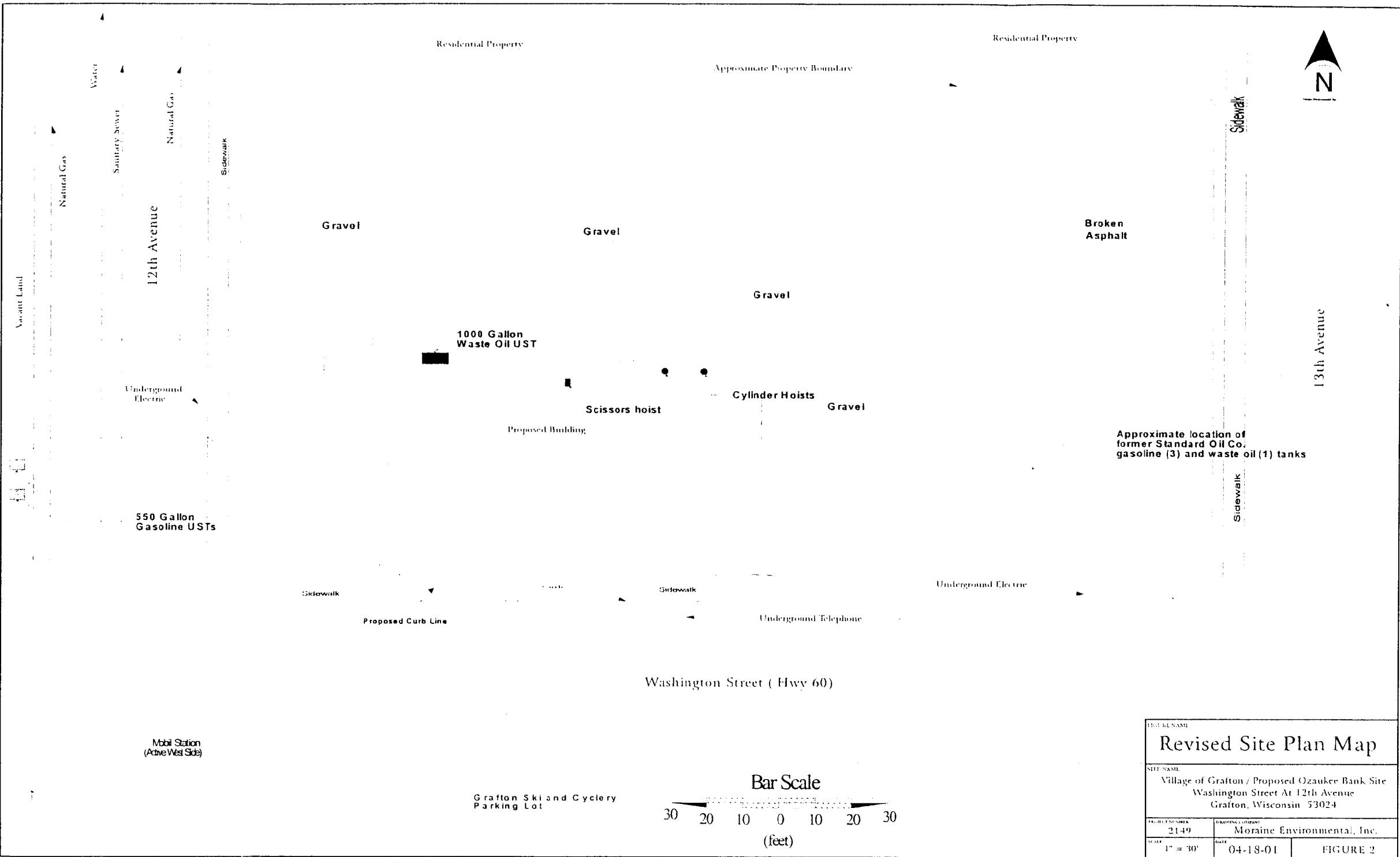


FIGURE NAME	
Revised Site Plan Map	
FILE NAME	Village of Grafton / Proposed Ozaukee Bank Site
	Washington Street At 12th Avenue
	Grafton, Wisconsin 53024
PROJECT NUMBER	DRAWING COMPANY
2149	Moraine Environmental, Inc.
SCALE	DATE
1" = 30'	04-18-01
	FIGURE 2

N

Vacant Land

12th Avenue

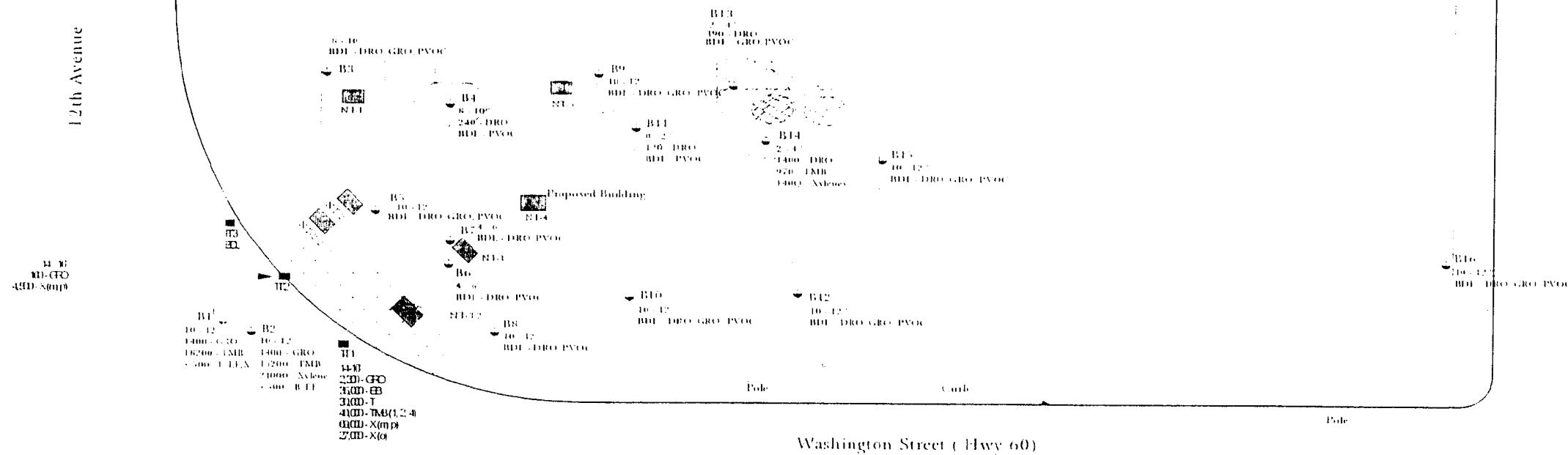
13th Avenue

Residential Property

Residential Property

Approximate Property Boundary

Estimated Extent of Soil Contaminant Plume Where Concentrations Exceed NR 720 RCLs



Legend

- Approximate Soil Boring Location
- PVO - Petroleum Volatile Organic Compound
- DRO - Diesel Range Organic
- GRO - Gasoline Range Organics
- B - Benzene
- T - Toluene
- E - Ethylbenzene
- TMB (1, 2, 4) - Trimethylbenzene (1, 2, 4)
- X (m, p) - Xylenes (m, p)
- X (o) - Xylene (o)

[Symbol] New Trenches dug on June 5th and 6th, 2001

Bar Scale
30 20 10 0 10 20 30
(feet)

TT - Test Trench
BDL - Below Method Detection Limit
DRO And GRO Results Are Expressed In Milligrams/Kilogram.
All Other Results Are Expressed In Micrograms/Kilogram.
"Q" - Results Are Qualified Due To The Uncertainty Of The Parameter
Concentration Between The Limit Of Detection (LOD) And
The Limit Of Quantification (LOQ).

[Symbol] Remedial Excavation Area Estimated
By Moraine Environmental, Inc.

[Symbol] Remedial Excavation Area As Estimated
By Environmental Associates

One Hundred Eighty Ton Remedial Excavation Area Estimated By Moraine Environmental, Inc.

Revised Soil Quality Results - Detectable Only	
March 8, 2001 and March 23, 2001 Data	
New Trenches	
Village of Grafton - Proposed Ozaukee Bank Site Washington Street At 12th Avenue Grafton, Wisconsin 53024	
Excavation	2149
Area (sq ft)	Moraine Environmental, Inc.
1" x 30'	04-16-01
	FIGURE 3

Approximate Property Boundary



Vacant Lot
Formerly Mike's Sportscards / Grafton Muffler

Storage
Shed

B-1A
4 - 6'
BDL - GRO, VOC
15 - L
16 - 18'
BDL - GRO, VOC
4.4 - L

12 - 14'
910 - B
360 - s-B
880 - EB
3600 - N
2900 - n-P
12000 - T
19000 - 1,2,4-T
6000 - 1,3,5-T
34000 - X (m+p)
11000 - X (o)
6.1 - L

B3 +
6 - 8'
BDL - GRO, BTEX

B4
8 - 10'
BDL - GRO, BTEX
14 - 16'
BDL - GRO, BTEX

B-3A

B7 +
8 - 10'
BDL - GRO, BTEX
12 - 14'
3.5 - GRO
BDL - BTEX

8 - 10'
230 - GRO
8500 - EB
30000 - X (m+p)
360 - X (o)

12 - 14'
370 - GRO
310 - B
4500 - EB
18000 - X (m+p)
6000 - (o)

B5
8 - 10'
55 - GRO
3700 - EB
77Q - T
9200 - X (m+p)
66Q - X (o)
10 - 12'
73 - GRO
36Q - B
4500 - EB
980 - T
16000 - X (m+p)
1500 - X (o)

B6 +
8 - 10'
5.0 - GRO
BDL - BTEX
12 - 14'
40Q - B
BDL - GRO

B2
6 - 8'
290 - GRO
4800 - EB
2900 - T
22000 - X (m+p)
5100 - X (o)

10 - 12'
32 - GRO
588 - EB
250 - T
3500 - X (m+p)
1300 - X (o)

Estimated Extent of Soil Impacts
Exceeding NR 720 RCL's

Sidewalk

Washington Street / State Highway 60

Approximate Scale



Legend

- + Soil Boring Location
- (●) Groundwater Monitoring Well Location

GRO - Gasoline Range Organics
BTEX - Benzene, Toluene, Ethylbenzene, Xylenes
B - Benzene
T - Toluene
EB - Ethylbenzene
X - Xylenes
s-B - sec-Butylbenzene
N - Naphthalene
n-P - n-Propylbenzene
1,2,4-T - 1,2,4-Trimethylbenzene
1,3,5-T - 1,3,5-Trimethylbenzene
L - Total Lead

GRO values are expressed in Milligrams/Kilogram (mg/kg).
All other results are expressed in Micrograms/Kilogram (ug/kg).
Site Features Are Approximate. Site Has Not Been Surveyed.

DRAWING TITLE
Estimated Extent of Soil Impacts
Exceeding NR 720 RCL's

PROJECT NAME
Former Mike's Sportscards Property
1139 - 1145 12th Avenue
Grafton, Wisconsin

FIGURE NUMBER
1956fg1d DRAWING COMPANY
Moraine Environmental, Inc.

SCALE DATE
1" = 30' 12-23-03 FIGURE 5

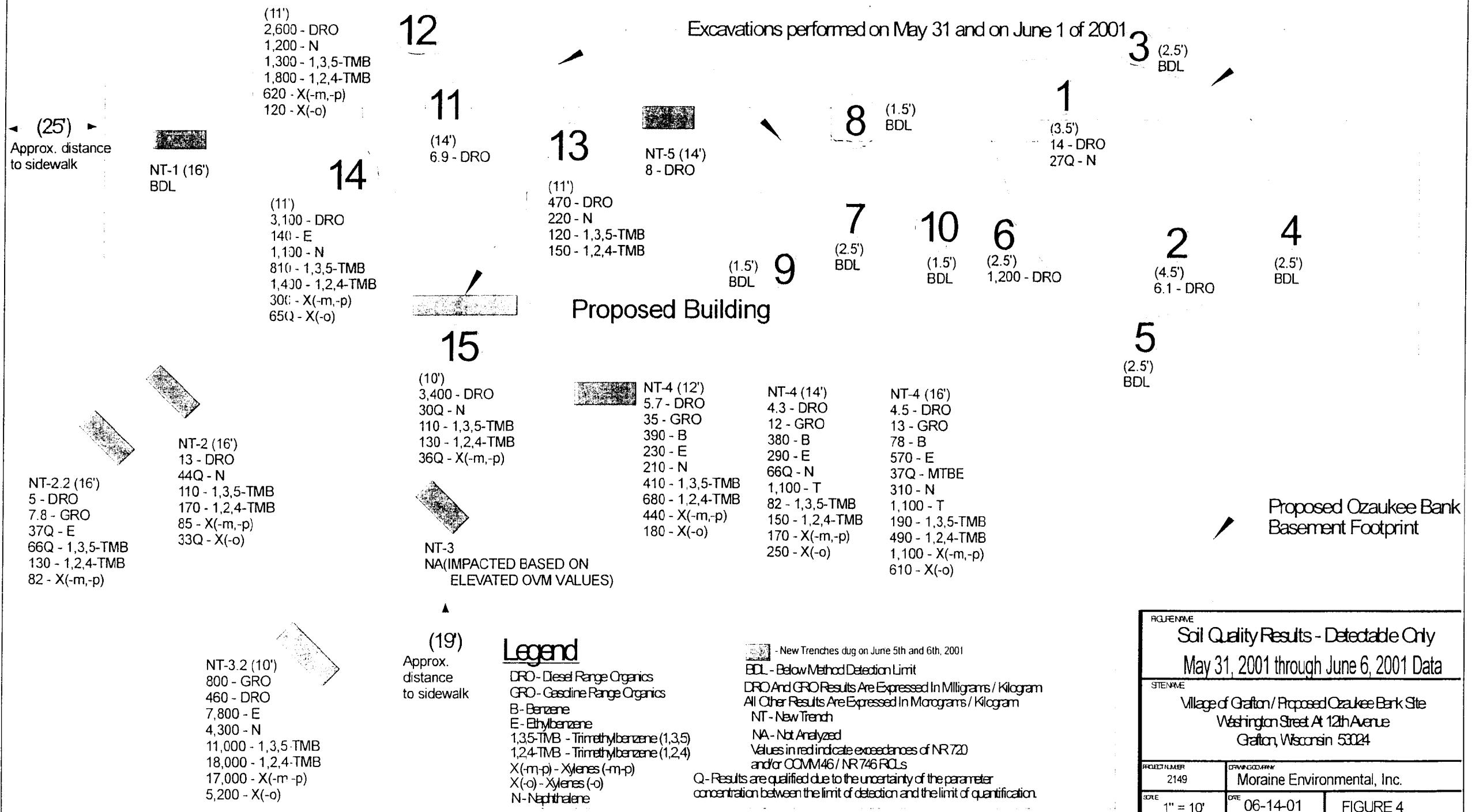


FIGURE NAME	Soil Quality Results - Detectable Only	
May 31, 2001 through June 6, 2001 Data		
STEN NAME	Village of Grafton / Proposed Ozaukee Bank Site Washington Street At 12th Avenue Grafton, Wisconsin 53024	
PROJECT NUMBER	DRAWING COMPANY	
2149	Moraine Environmental, Inc.	
SCALE	1" = 10'	DATE
	06-14-01	FIGURE 4

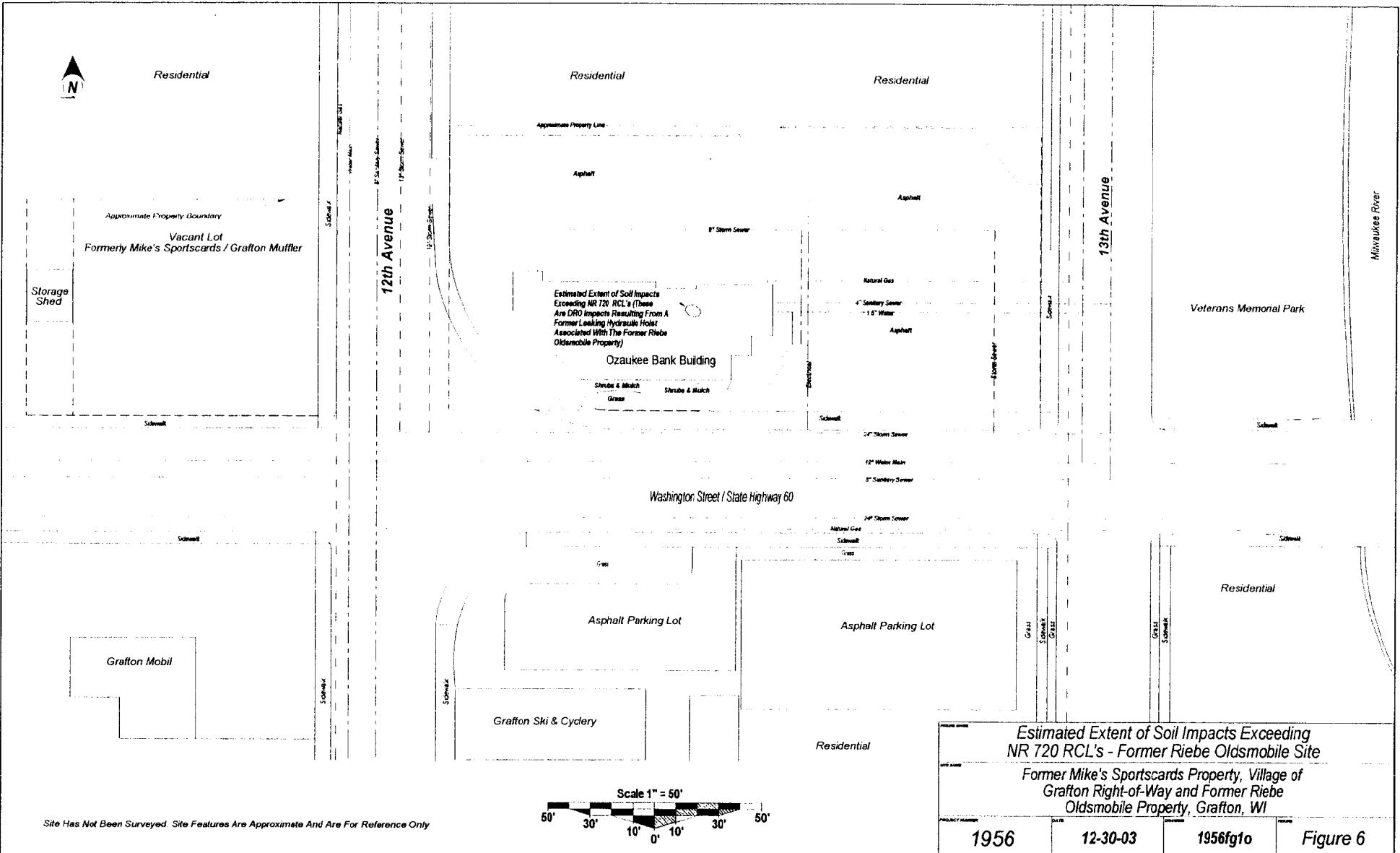


TABLE 2
GROUNDWATER ELEVATION DATA
Village of Grafton / Former Mike's Sportscards
PROJECT REFERENCE # 1956
7/11/01 - 9/30/03 Data

Monitoring Well I.D.	Measurement Dates	Top of Casing Elevation	Depth to Groundwater Below Top of Casing	Groundwater Elevation Relative to 100' Datum
MW1	07/11/01	107.42'	7.94'	99.48'
	12/04/01	"	8.41'	99.01'
	03/18/03	100.25'	11.28'	88.97'
	09/30/03	"	10.0'	90.25'
MW1A	07/11/01	107.11'	5.43'	101.68'
	12/04/01	"	6.32'	100.79'
	03/18/03	100.00'	9.62'	90.38'
	09/30/03	"	8.02'	91.98'
MW2A	07/11/01	109.13'	10.81'	98.32'
	12/04/01	"	11.79'	97.34'
MW2A (R)	03/18/03	98.42'	15.66'	82.76'
	09/30/03	"	15.27'	83.15'
MW3A	07/11/01	106.87'	6.31'	100.56'
	12/04/01	"	NM	NM
MW3A (R)	03/18/03	100.27'	NM	NM
	09/30/03	"	7.66'	92.61'
MW10	07/11/01	106.40'	7.36'	99.04'
	12/04/01	"	NM	NM
	03/18/03	99.26'	10.66'	88.60'
	09/30/03	"	9.62'	89.64'
MW11	07/11/01	106.60'	7.13'	99.47'
	12/04/01	"	NM	NM
	03/18/03	99.44'	10.40'	89.04'
	09/30/03	"	9.18'	90.26'
MW12	07/11/01	107.94'	6.20'	101.74'
	12/04/01	"	7.04'	100.90'
MW20	07/11/01	98.98'	9.19'	89.79'
	12/04/01	"	9.38'	89.60'
	03/18/03	91.86'	9.80'	82.06'
	09/30/03	"	10.02'	81.84'
KEY:				
Elevations shown in relative feet to 100' datum				
NM - Not Measured				
Note: MW2A, MW3A, MWA, MWB and PZ1 were lost or damaged beyond repair during the construction of Ozaukee Bank Bldg.				

TABLE 2
GROUNDWATER ELEVATION DATA
Village of Grafton / Former Mike's Sportscards
PROJECT REFERENCE # 1956
7/11/01 - 9/30/03 Data

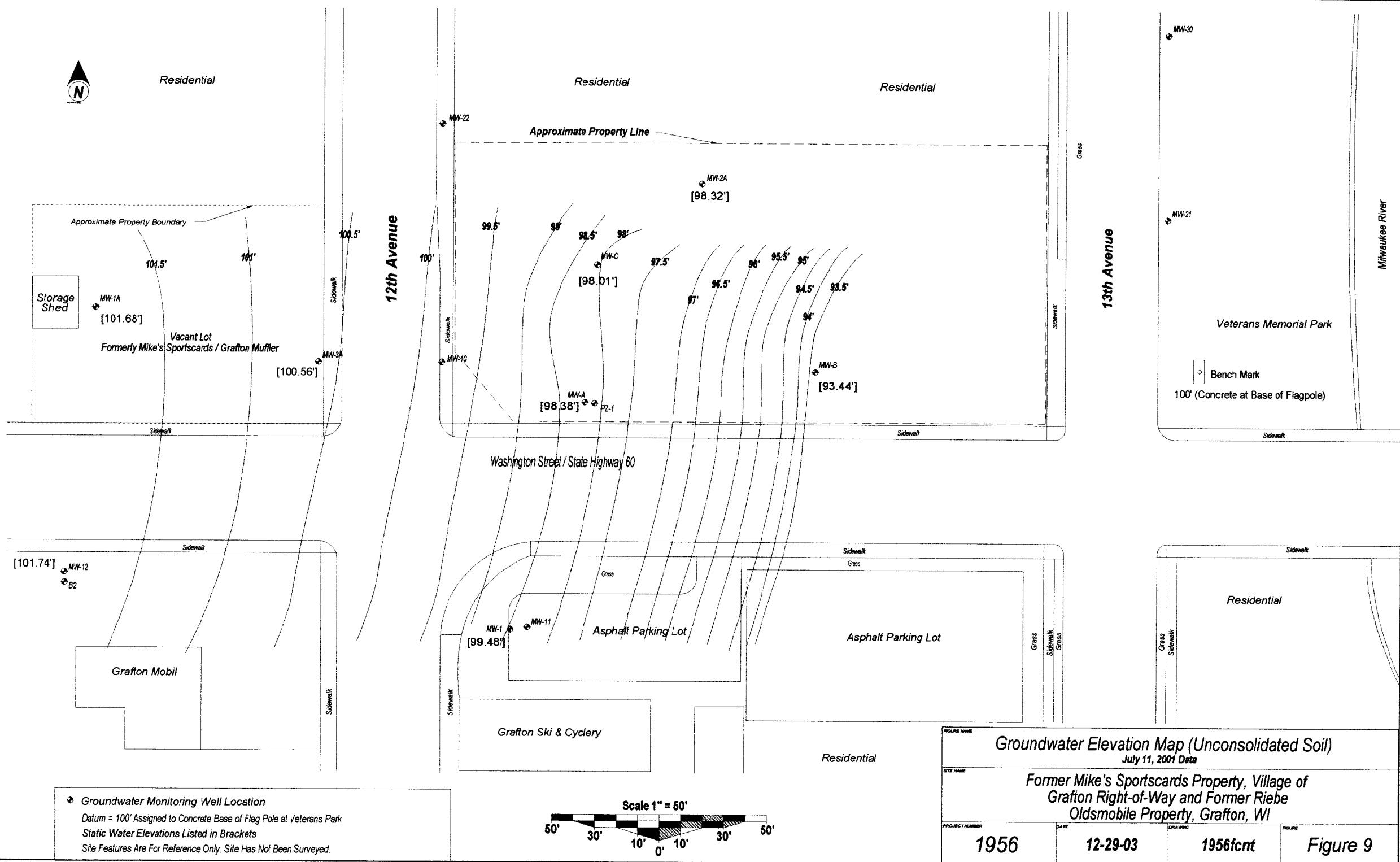
Monitoring Well I.D.	Measurement Dates	Top of Casing Elevation	Depth to Groundwater Below Top of Casing	Groundwater Elevation Relative to 100' Datum
MW21	07/11/01	99.39'	9.57'	89.82'
	12/04/01	"	NM	NM
	03/18/03	92.28'	10.22'	82.06'
	09/30/03	"	10.38'	81.90'
MW22	07/11/01	107.21'	8.22'	98.99'
	12/04/01	"	NM	NM
	03/18/03	100.06'	11.88'	88.18'
	09/30/03	"	10.66'	89.40'
MWA	07/11/01	106.26'	7.88'	106.26'
	12/04/01	"	NM	NM
MWA (R)	03/18/03	97.78'	11.59'	86.19'
	09/30/03	"	NM	NM
MWB	07/11/01	103.23'	9.79'	93.44'
	12/04/01	"	10.81'	92.42'
MWB (R)	03/18/03	95.99'	12.24'	83.75'
	09/30/03	"	11.48'	84.51'
MWC	07/11/01	106.73'	8.72'	98.01
	12/04/01	"	9.35'	97.38'
PZ1	07/11/01	106.01'	7.02'	98.99'
	12/04/01	"	NM	NM
PZ1 (R)	03/18/03	98.04'	9.97'	88.07'
	09/30/03	"	8.76'	89.28'

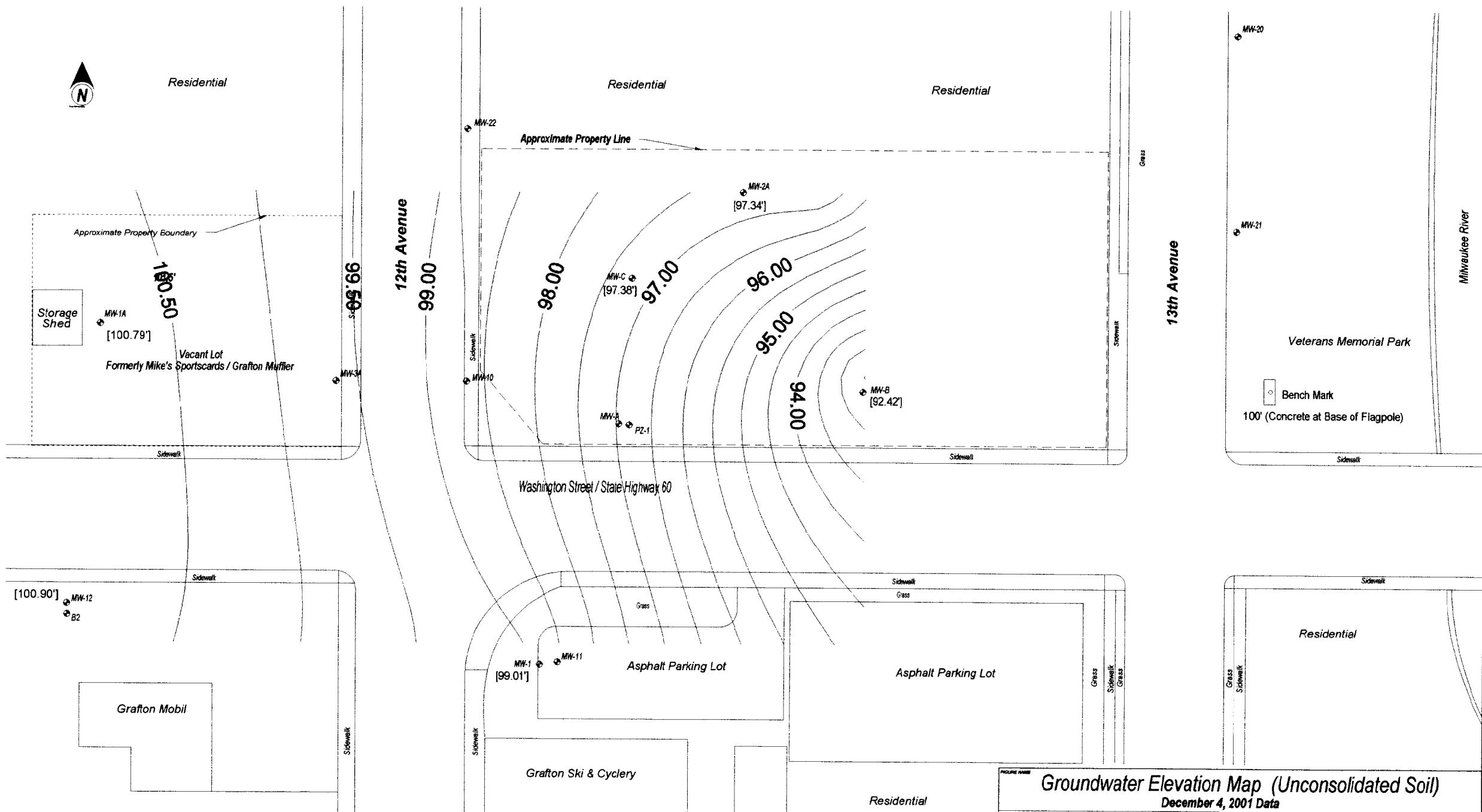
KEY:

Elevations shown in relative feet to 100' datum

NM - Not Measured

Note: MW2A, MW3A, MWA, MWB and PZ1 were lost or damaged beyond repair during the construction of Ozaukee Bank Bldg.





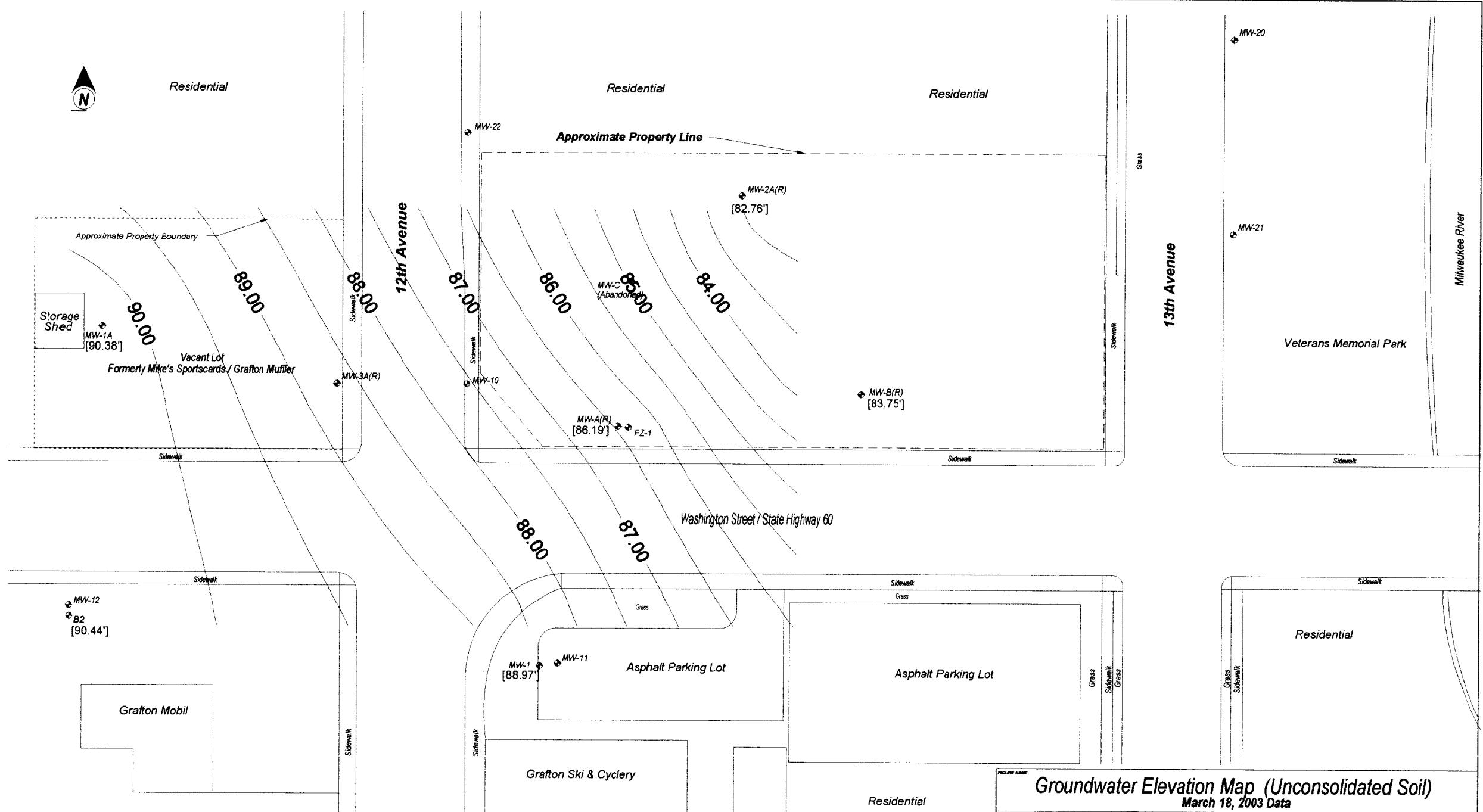
Groundwater Elevation Map (Unconsolidated Soil)
December 4, 2001 Data

Former Mike's Sportscards Property, Village of
Grafton Right-of-Way and Former Riebe
Oldsmobile Property, Grafton, WI

• Groundwater Monitoring Well Location
Datum = 100' Assigned to Concrete Base of Flag Pole at Veterans Park
Static Water Elevations Listed in Brackets
Site Features Are For Reference Only. Site Has Not Been Surveyed.

Scale 1" = 50'
50' 30' 30' 50'
30' 10' 10' 30'

FIGURE NAME	DATE	DRAWING	SCALE
Former Mike's Sportscards Property, Village of Grafton Right-of-Way and Former Riebe Oldsmobile Property, Grafton, WI	12-29-03	1956fcnt2	Figure 10



Groundwater Elevation Map (Unconsolidated Soil)
March 18, 2003 Data

• Groundwater Monitoring Well Location
Groundwater Elevations Referenced To 100' Datum
Static Water Elevations Listed in Brackets
Site Features Are For Reference Only. Site Has Not Been Surveyed.

PROJECT NUMBER	DATE	DRAWING	PICURE
1956	12-29-03	1956cnt3	Figure 11

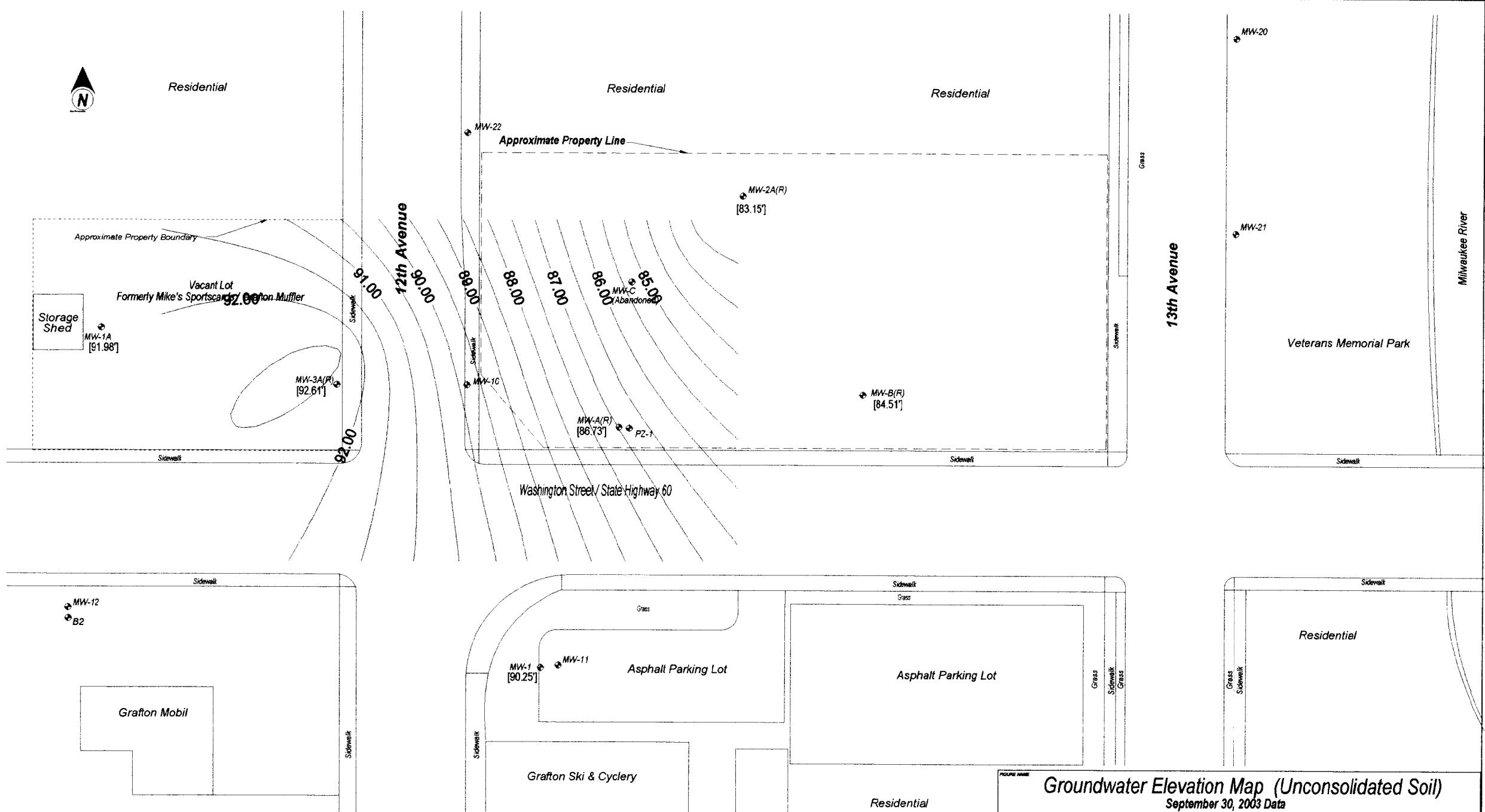
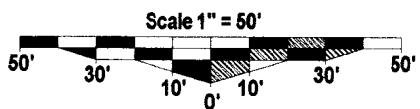
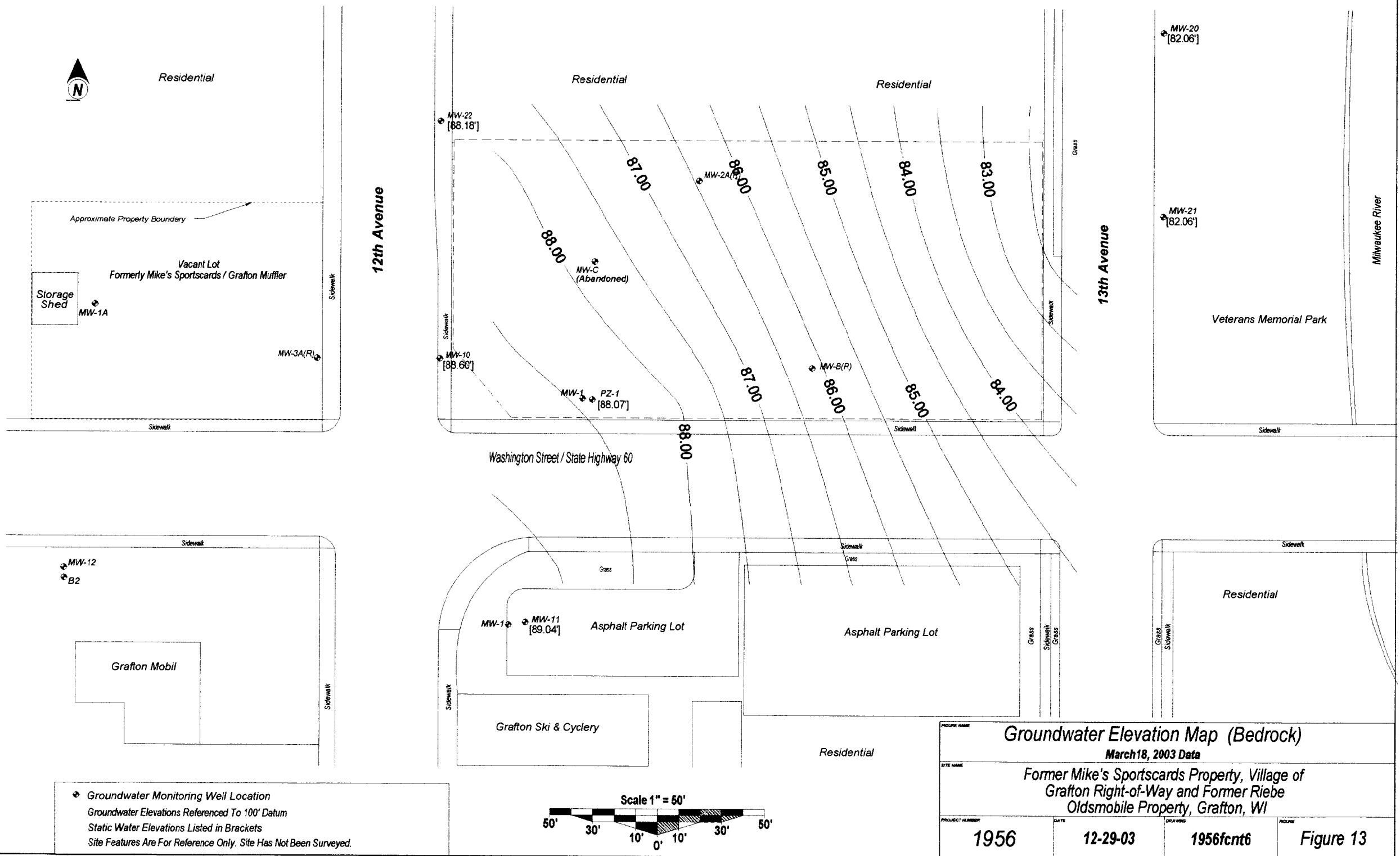


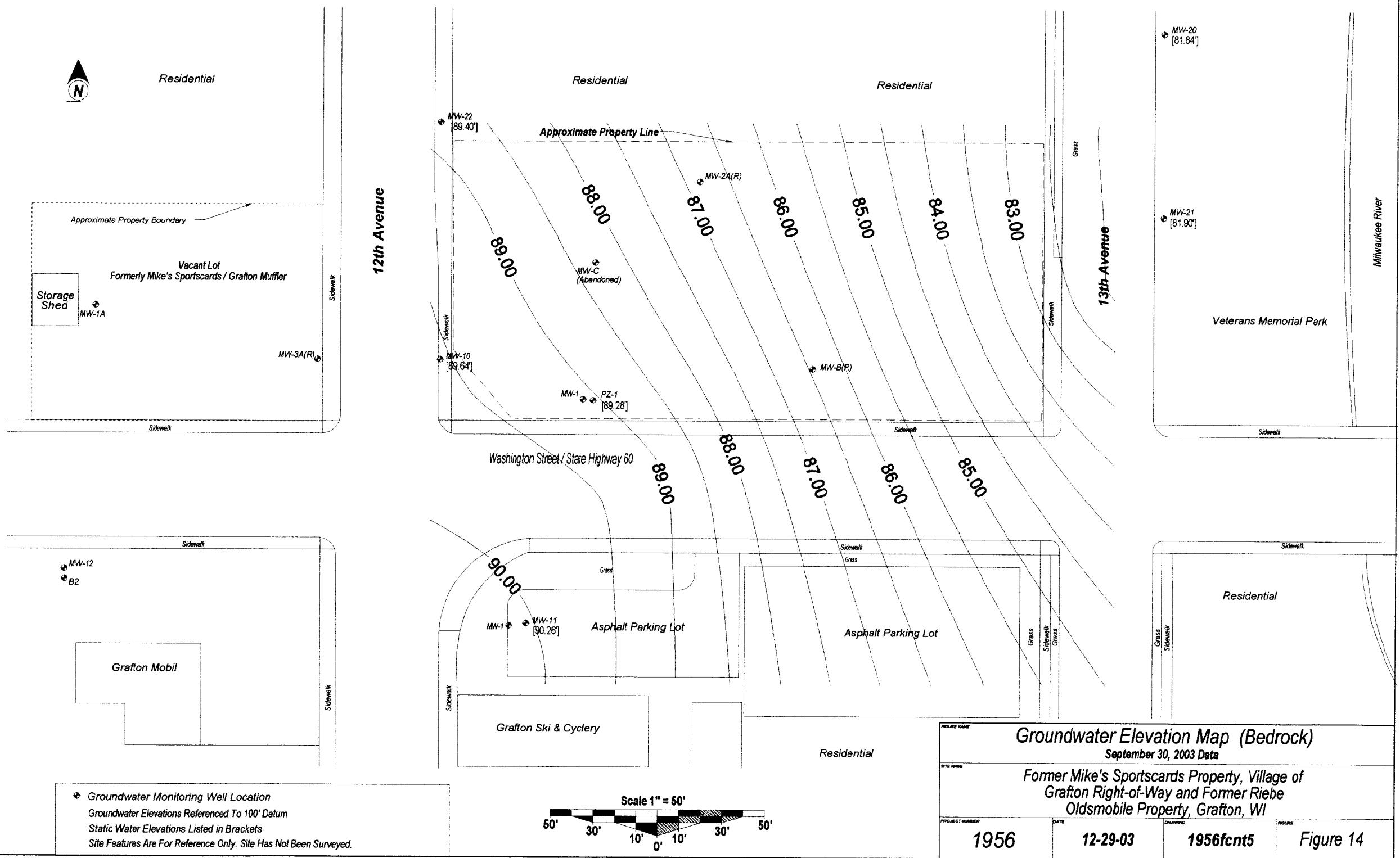
FIGURE NAME
Groundwater Elevation Map (Unconsolidated Soil)
September 30, 2003 Data

PROJECT NUMBER	DATE	DRAWING	FIGURE
1956	12-29-03	1956fcnt4	Figure 12

• Groundwater Monitoring Well Location
Groundwater Elevations Referenced To 100' Datum
Static Water Elevations Listed in Brackets
Site Features Are For Reference Only. Site Has Not Been Surveyed.

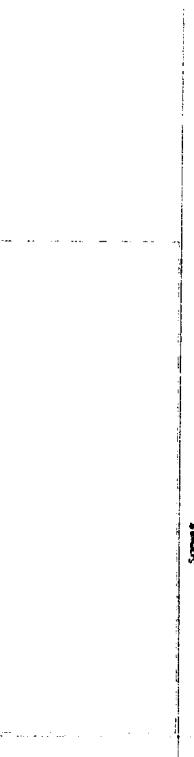
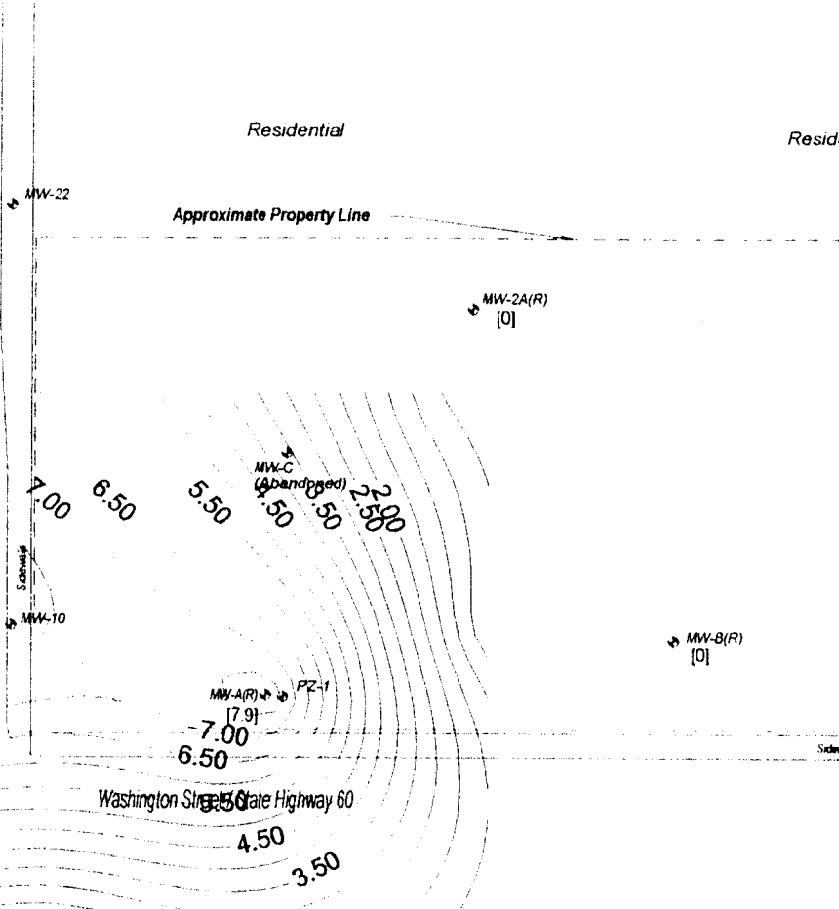
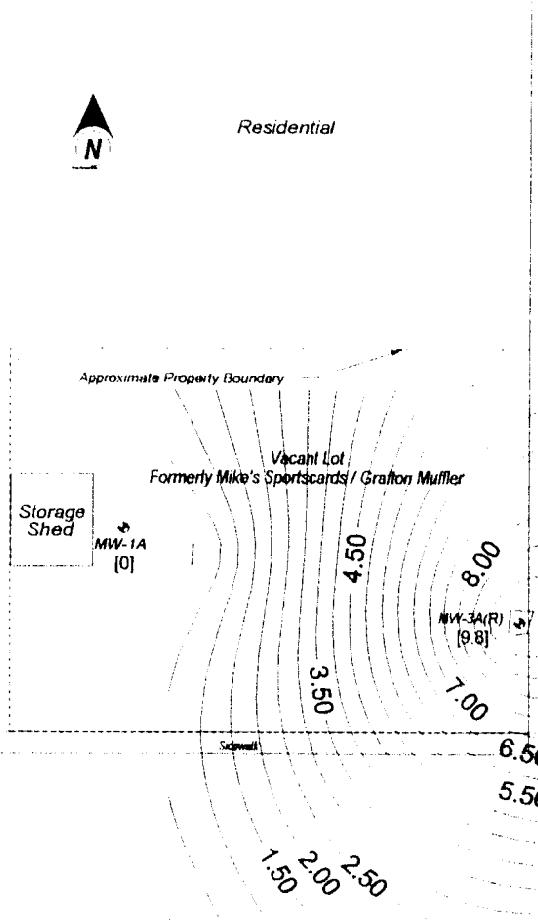






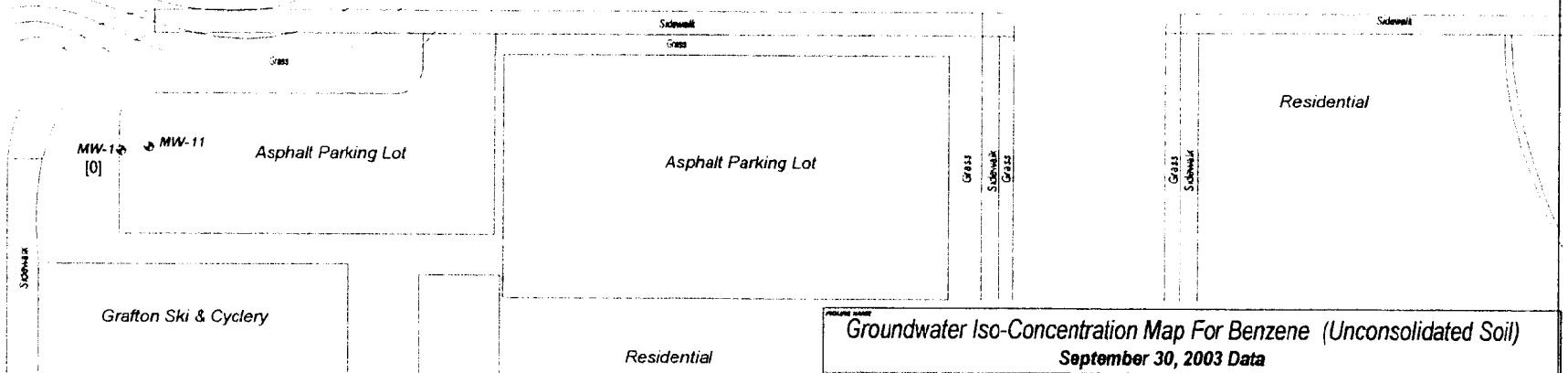
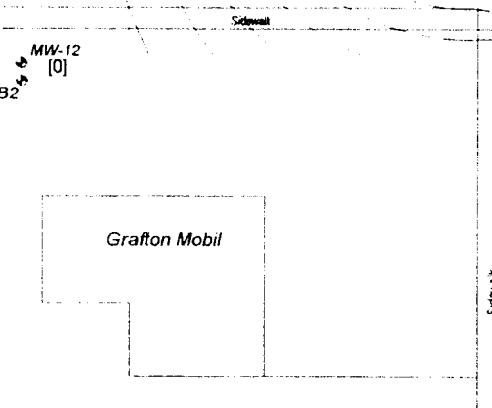
N

Residential



Milwaukee River

Veterans Memorial Park



Groundwater Monitoring Well Location

Groundwater Elevations Referenced To 100' Datum

Static Water Elevations Listed in Brackets

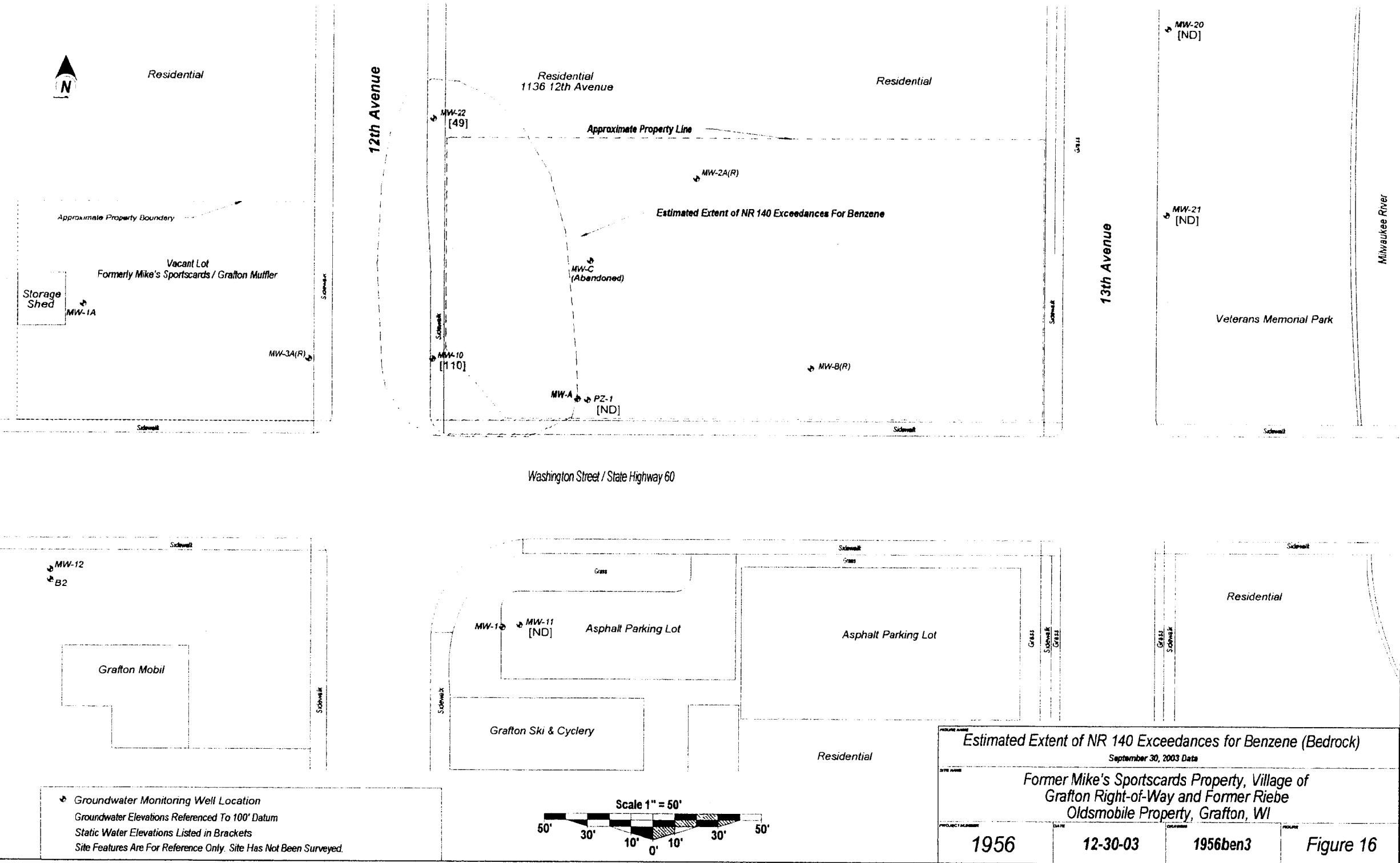
Site Features Are For Reference Only. Site Has Not Been Surveyed.

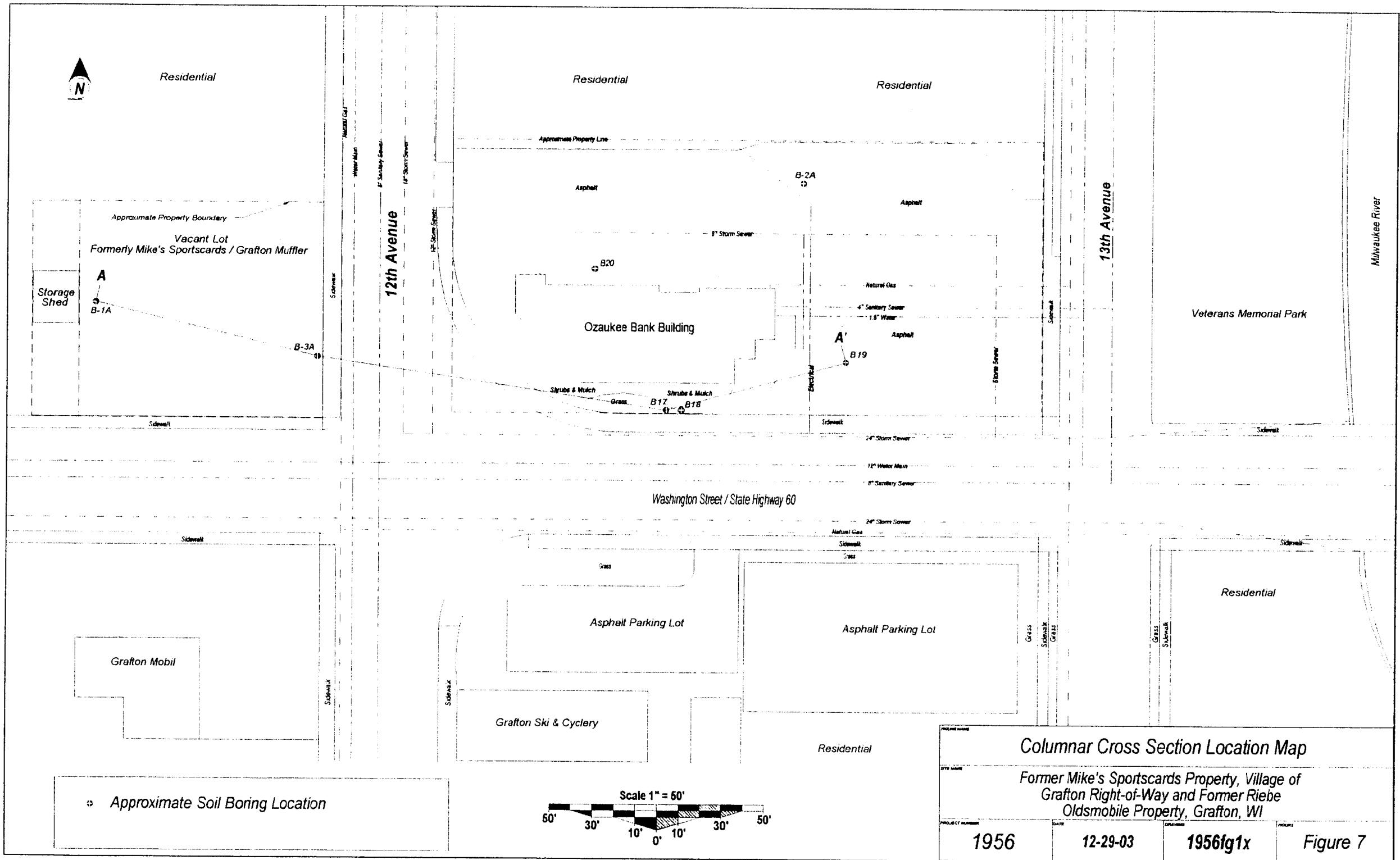
Scale 1" = 50'

Groundwater Iso-Concentration Map For Benzene (Unconsolidated Soil)
September 30, 2003 Data

Former Mike's Sportscards Property, Village of
Grafton Right-of-Way and Former Riebe
Oldsmobile Property, Grafton, WI

PROJECT NAME	DATE	DRAWING	REVISION
1956	12-29-03	1956ben2	Figure 15





WEST

A

105'

HORIZONTAL SCALE 1" = 50'

EAST

A'

VERTICAL SCALE 1" = 5'

B1A

B3A

B17/B18

B19

100'

95'

90'

85'

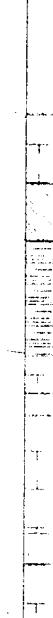
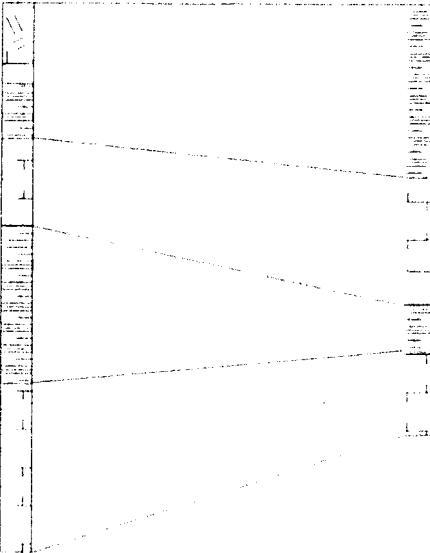
80'

75'

70'

65'

60'



LEGEND



Clayey Silts



Sandy Silts / Silty Sands (Poorly Sorted)



Sandy Clay



Well Sorted Sands



Silty Clay



Bedrock

Figure Name

Sheet Name

Columnar Cross Section A - A'

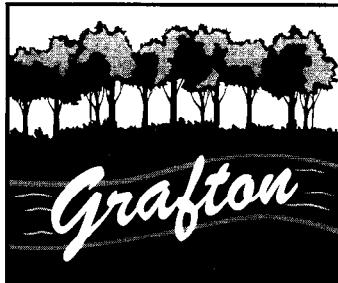
Former Mike's Sportscards Property, Village of
Grafton Right-of-Way and Former Riebe
Oldsmobile Property, Grafton, Wisconsin 53024

Date
12-8-03

Drawing
1956fg9

FIGURE 8

Generalized Soil Conditions Are Illustrated. Refer
To Soil Boring Logs For Detailed Soil Conditions.
Elevations Based On Moraine Environmental Inc.
Groundwater Monitoring Well Elevation Survey
Performed On 9/30/03.



Village of Grafton

Office of the Village Administrator
1971 Washington Street
P.O. Box 125
Grafton, WI 53024
(262) 375-5300
fax (262) 375-5304
dhofland@village.grafton.wi.us

January 21, 2004

Wisconsin Department of Natural Resources
Bureau of Remediation & Redevelopment
P.O. Box 12436
Milwaukee, WI 53212-0436

RE: Village of Grafton
Project #1956
1139-1145 12th Avenue Grafton, WI 53024
BRRTS #~~03-46-270075~~#02-46-270758/#03-46-262260

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

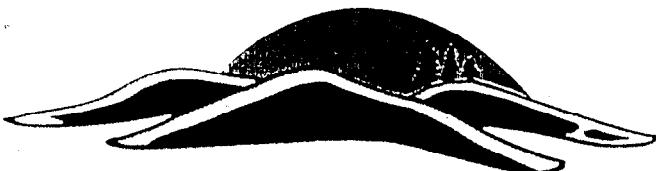
If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

Darrell Hofland
Village Administrator

Attachment





16 January, 2004

Moraine Environmental, Inc.
Environmental Management Services

Moraine Project #1956

Current Resident
1136 12th Avenue
Grafton, Wisconsin 53024

Re: Notification of Potential Contaminated Groundwater Beneath Your 1136 12th Avenue Property

Dear Current Resident:

As a condition of Wisconsin Department of Natural Resources (WDNR) site closure for the **Former Mike's Sportscards (BRRTS # 03-46-262260)** and the **12th Avenue and Washington Street Intersection (BRRTS # 03-46-270075)** sites, Moraine Environmental, Inc. (MEI) is giving written notification of the potential presence of residual petroleum groundwater contamination beneath your 1136 12th Avenue, Grafton, Wisconsin property. This groundwater contamination is present within the bedrock at approximately 20 to 30 feet below the ground surface. Petroleum contaminants related to former leaking Underground Storage Tank (UST) systems at 1139-1145 12th Avenue and at the intersection of 12th Avenue and Hwy. 60 may have migrated onto your property. Petroleum contaminant concentrations and the approximate location of the residual impacts are presented on the enclosed Table and Figure.

The Wisconsin Department of Natural Resources (WDNR) will be reviewing closure documentation for the above referenced Village of Grafton sites within the next two months. Pursuant to current Wisconsin Department of Natural Resources regulations, MEI believes that soil and groundwater petroleum impacts associated with the Village of Grafton sites are no longer a threat to human health or the environment.

If you have any questions or comments, please contact us at (262) 377-9060.

Sincerely,

MORAIN ENVIRONMENTAL, INC.

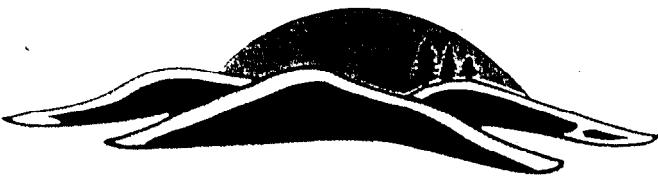
Thomas C. Sweet
President

Jeffrey M. Larkin
Project Geologist

Cc: Mr. Darrell Hofland – Village of Grafton Administrator

Enclosures

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Moraine Environmental, Inc.
Environmental Management Services

16 January, 2004

Moraine Project #1956

Ms. Terri A. Haas
Assistant Vice President
Ozaukee Bank
N69 W5269 Columbia Road
Cedarburg, Wisconsin 53012

Re: Notification of Contaminated Groundwater at the 1200 Washington Street, Grafton, Property

Dear Ms. Haas:

On behalf of our client, The Village of Grafton, Moraine Environmental, Inc. (MEI) is giving written notification of the presence of residual petroleum groundwater contamination at your 1200 Washington Street, Grafton, Wisconsin property. Petroleum contaminants identified at **1139-1145 12th Avenue (BRRTS #03-46-262260)** and at the **intersection of 12th Avenue and Washington Street (BRRTS #03-41-004631)** have migrated onto your property. However, MEI has investigated this contamination and found that the contaminant plume is stable or receding and will naturally degrade over time. MEI believes that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR726 and chapter NR746, Wisconsin Administrative Code, and MEI will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant site closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation. The residual soil and groundwater contamination is related to formerly leaking Underground Storage Tank (UST) systems at the intersection of 12th Avenue and Washington Street and at 1139-1145 12th Avenue. Petroleum contaminant concentrations and the approximate location of the residual impacts are presented on the enclosed Tables and Figures. This letter of notification is a condition of WDNR closure.

Because the source of the groundwater contamination is not on your property, neither you or any subsequent owner will be held responsible for any environmental investigation or remediation as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property should investigative or remedial activities be required. In addition, your bank partnership was previously issued an off-site exemption letter by the WDNR which further limits your firms liability. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 1-608-264-6020 if you are calling out of state or within the Madison area,

to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination

WDNR will not review MEI's closure request for the above referenced Village of Grafton sites for the next 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any information you may have that indicates that closure should not be granted for either of the Village of Grafton sites. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to: Mr. John Feeney, Wisconsin Department of Natural Resources, W5750 Woodchurch Lane, Plymouth, Wisconsin 53073. Petroleum contaminant concentrations present on the Village of Grafton sites have been found to be stable or receding.

Upon Commerce issuance of case closure, no further action will be required and all properties having groundwater contaminant concentrations exceeding chapter NR140 groundwater Enforcement Standards (ES) will be listed on the WDNR's Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of contaminated properties in Wisconsin where groundwater contaminant concentrations exceed NR 140 ES's, and where the contaminants are located on the property at the time of site closure. The GIS Registry is available to the general public on the WDNR's internet web site.

Because residual petroleum contaminated groundwater at concentrations exceeding NR 140 ES's has been identified at your Ozaukee Bank property, the WDNR requires that your property be registered on the Wisconsin GIS Registry.

Once WDNR makes a decision on the closure request, it will be documented in a letter. You may obtain a copy of this closure letter by requesting a copy from Mr. Darrell Hofland, Village of Grafton Administrator, by writing the WDNR address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the Internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you have any questions regarding this correspondence, please call us at (262) 377-9060.

Sincerely,
MORaine ENVIRONMENTAL, INC.



Thomas C. Sweet
President



Jeffrey M. Larkin
Project Geologist

cc: Mr. Darrell Hofland, Village of Grafton

Enclosures



19 January, 2004

Moraine Environmental, Inc.

Environmental Management Services

Moraine Project #1956

Mr. Darrell Hofland
Village Administrator
Village of Grafton
P.O. Box 125
Grafton, Wisconsin 53024

Re: Notification of Contaminated Soil and Groundwater Within the Village of Grafton Right-of-Way at 1139-1145 12th Avenue and the Intersection of 12th Avenue and Washington Street

Dear Mr. Hofland:

As a condition of Wisconsin Department of Natural Resources (WDNR) site closure for the **Former Mike's Sportscards (BRRTS # 03-46-262260)** and the **12th Avenue and Washington Street Intersection (BRRTS # 03-46-270075)** sites, Moraine Environmental, Inc. (MEI) is giving written notification of the presence of residual petroleum soil and / or groundwater contamination within the Village of Grafton right-of-way (ROW) beneath 12th Avenue and Washington Street. As you are aware, petroleum contaminants related to a former leaking Underground Storage Tank (UST) system at 1139-1145 12th Avenue have migrated onto the Village ROW. Additionally, a former leaking UST system within the intersection of 12th Avenue and Washington Street also contributed to the petroleum contamination. Petroleum contaminant concentrations and the approximate location of the residual impacts are presented on the enclosed Tables and Figures.

The Wisconsin Department of Natural Resources (WDNR) will be reviewing closure documentation for the above referenced Village of Grafton sites within the next two months. Pursuant to current Wisconsin Department of Natural Resources regulations, MEI believes that soil and groundwater petroleum impacts associated with the Village of Grafton sites are no longer a threat to human health or the environment.

If you have any questions or comments, please contact us at (262) 377-9060.

Sincerely,
MORAIN ENVIRONMENTAL, INC.

Thomas C. Sweet
President

Jeffrey M. Larkin
Project Geologist

Enclosures

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